

Empire Lodge Homeowners' Association, Inc.
Operating Income & Expense Budget vs. Actual
May 2016 through January 2017

	May '16 - Jan 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4050 · Dues - Owners	168,742.83	168,350.00	392.83	100.2%
4300 · Late Charges	266.70	700.00	-433.30	38.1%
4500 · Cabin Rentals	5,596.92	7,000.00	-1,403.08	80.0%
4540 · Fees - Guest fishing	0.00	0.00	0.00	0.0%
4550 · Fees - Hookups	458.00	100.00	358.00	458.0%
4600 · Legal Fee reimbursement	3,182.07	1,505.00	1,677.07	211.4%
4800 · Interest	434.56	600.02	-165.46	72.4%
4910 · Other Income	512.39	751.00	-238.61	68.2%
Total Income	179,193.47	179,006.02	187.45	100.1%
Cost of Goods Sold				
5000 · Salary expense	31,253.68	27,810.00	3,443.68	112.4%
5010 · Payroll Taxes - FICA	1,937.73	2,250.00	-312.27	86.1%
5020 · Payroll taxes - Medicare	453.18	525.01	-71.83	86.3%
5030 · Payroll taxes - Futa	39.20	150.02	-110.82	26.1%
5040 · Payroll taxes - SUTA	366.03	412.60	-46.57	88.7%
5200 · Contract Labor	1,881.02	9,000.00	-7,118.98	20.9%
Total COGS	35,930.84	40,147.63	-4,216.79	89.5%
Gross Profit	143,262.63	138,858.39	4,404.24	103.2%
Expense				
5060 · Caretaker Health Insurance	3,150.00	3,150.00	0.00	100.0%
6250 · Repairs & Maint. - Cabins	8,880.45	7,000.00	1,880.45	126.9%
6255 · Repairs & Maint - Other	177.09	562.50	-385.41	31.5%
6261 · Lake Dam Maint.	5.00	1,000.00	-995.00	0.5%
6270 · Lake Stocking	3,000.00	3,000.00	0.00	100.0%
6290 · Collection/Bad Debt expense	2,278.04	1,520.00	758.04	149.9%
6360 · Fees & permits	769.34	1,350.00	-580.66	57.0%
6370 · Office supplies & expense	470.94	562.50	-91.56	83.7%
6380 · Postage	332.75	377.00	-44.25	88.3%
6390 · Copies & printing	9.58	155.00	-145.42	6.2%
6400 · Vehicle fuel	3,562.04	6,750.00	-3,187.96	52.8%
6410 · Repairs & maint - vehicles	14,052.64	11,250.00	2,802.64	124.9%
6420 · Small Tools & Shop Supplies	1,507.43	562.50	944.93	268.0%
6430 · Miscellaneous expense	785.64	550.00	235.64	142.8%
6450 · Prof fees - accounting	1,784.00	900.00	884.00	198.2%
6460 · Prof fees - legal	1,943.50	1,520.00	423.50	127.9%
6470 · Repairs & Maint - buildings	1,114.41	5,000.00	-3,885.59	22.3%
6480 · Repairs & maint - roads	18,716.40	22,500.00	-3,783.60	83.2%
6650 · Taxes - other	23.00			
6700 · Bank Charges	197.66	190.00	7.66	104.0%
6800 · Electricity	3,937.04	4,000.00	-62.96	98.4%
6850 · Propane	1,236.63	1,500.00	-263.37	82.4%
6900 · Water Expense - Water	11,819.50	12,000.00	-180.50	98.5%
6920 · Property Taxes	0.00	0.00	0.00	0.0%
6930 · Special fees (loans/liens/etc)	262.22	190.00	72.22	138.0%
6950 · Telephone & Internet	1,275.46	1,730.00	-454.54	73.7%
7120 · Interest expense -	0.00			
7200 · Insurance - workers comp	1,770.00	1,800.00	-30.00	98.3%
7210 · Insurance - General	5,521.49	5,460.00	61.49	101.1%
Total Expense	88,582.25	94,579.50	-5,997.25	93.7%
Net Ordinary Income	54,680.38	44,278.89	10,401.49	123.5%
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