

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

	May '16 - Mar 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4050 · Dues - Owners	172,112.83	168,350.00	3,762.83	102.2%
4300 · Late Charges	462.24	700.00	-237.76	66.0%
4500 · Cabin Rentals	7,176.92	7,000.00	176.92	102.5%
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	6,986.76	1,835.00	5,151.76	380.7%
4800 · Interest	2,039.97	733.34	1,306.63	278.2%
4910 · Other Income	664.85	917.00	-252.15	72.5%
Total Income	189,901.57	179,635.34	10,266.23	105.7%
Cost of Goods Sold				
5000 · Payroll expense	38,046.27	39,490.00	-1,443.73	96.3%
5010 · Payroll Taxes - FICA	2,358.87	2,750.00	-391.13	85.8%
5020 · Payroll taxes - Medicare	551.67	641.67	-90.00	86.0%
5030 · Payroll taxes - Futa	66.34	183.34	-117.00	36.2%
5040 · Payroll taxes - SUTA	424.45	504.20	-79.75	84.2%
5200 · Contract Labor	1,881.02	5,500.00	-3,618.98	34.2%
Total COGS	43,328.62	49,069.21	-5,740.59	88.3%
Gross Profit	146,572.95	130,566.13	16,006.82	112.3%
Expense				
5060 · Caretaker Health Insurance	3,850.00	3,850.00	0.00	100.0%
6250 · Repairs & Maint. - Cabins	8,930.45	7,000.00	1,930.45	127.6%
6255 · Repairs & Maint - Other	177.09	687.50	-510.41	25.8%
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	2,530.04	1,840.00	690.04	137.5%
6360 · Fees & permits	779.34	1,650.00	-870.66	47.2%
6370 · Office supplies & expense	654.42	687.50	-33.08	95.2%
6380 · Postage	450.82	459.00	-8.18	98.2%
6390 · Copies & printing	22.47	185.00	-162.53	12.1%
6400 · Vehicle fuel	4,343.46	8,250.00	-3,906.54	52.6%
6410 · Repairs & maint - vehicles	19,400.65	13,750.00	5,650.65	141.1%
6420 · Small Tools & Shop Supplies	1,567.60	687.50	880.10	228.0%
6430 · Miscellaneous expense	785.64	650.00	135.64	120.9%
6450 · Prof fees - accounting	1,784.00	900.00	884.00	198.2%
6460 · Prof fees - legal	3,342.50	1,840.00	1,502.50	181.7%
6470 · Repairs & Maint - buildings	1,114.41	5,000.00	-3,885.59	22.3%
6480 · Repairs & maint - roads	18,481.81	22,500.00	-4,018.19	82.1%
6650 · Taxes - other	1,024.84			
6700 · Bank Charges	217.32	230.00	-12.68	94.5%
6800 · Electricity	5,007.06	5,000.00	7.06	100.1%
6850 · Propane	1,296.63	1,900.00	-603.37	68.2%
6900 · Water Expense - Water	11,959.50	12,000.00	-40.50	99.7%
6920 · Property Taxes	0.00	850.00	-850.00	0.0%
6930 · Special fees (loans/liens/etc)	262.22	230.00	32.22	114.0%
6950 · Telephone & Internet	1,510.93	2,110.00	-599.07	71.6%
7120 · Interest expense -	0.00			
7200 · Insurance - workers comp	1,770.00	2,200.00	-430.00	80.5%
7210 · Insurance - General	6,298.12	5,820.00	478.12	108.2%
Total Expense	100,566.32	104,276.50	-3,710.18	96.4%
Net Ordinary Income	46,006.63	26,289.63	19,717.00	175.0%
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