

Empire Lodge Homeowners' Association, Inc.
Operating Income & Expense Budget vs. Actual
May 2017 through February 2018

	May '17 - Feb 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4050 · Dues - Owners	170,346.53	170,200.00	146.53	100.1%
4300 · Late Charges	397.32	750.00	-352.68	53.0%
4500 · Cabin Rentals	3,224.48	7,000.00	-3,775.52	46.1%
4550 · Fees - Hookups	209.60	100.00	109.60	209.6%
4600 · Legal Fee reimbursement	3,301.25	1,670.00	1,631.25	197.7%
4800 · Interest	1,279.46	1,000.00	279.46	127.9%
4910 · Other Income	3,754.60	834.00	2,920.60	450.2%
Total Income	182,513.24	181,554.00	959.24	100.5%
Cost of Goods Sold				
5000 · Payroll expense	41,169.40	32,500.00	8,669.40	126.7%
5010 · Payroll Taxes - FICA	2,600.86	2,500.00	100.86	104.0%
5020 · Payroll taxes - Medicare	608.26	600.00	8.26	101.4%
5030 · Payroll taxes - Futa	103.38	170.00	-66.62	60.8%
5040 · Payroll taxes - SUTA	132.96	250.00	-117.04	53.2%
5200 · Contract Labor	400.09	10,200.00	-9,799.91	3.9%
Total COGS	45,014.95	46,220.00	-1,205.05	97.4%
Gross Profit	137,498.29	135,334.00	2,164.29	101.6%
Expense				
5060 · Caretaker Health Insurance	5,685.00	5,170.00	515.00	110.0%
6250 · Repairs & Maint. - Cabins	1,266.31	6,000.00	-4,733.69	21.1%
6255 · Repairs & Maint - Other	996.75	400.00	596.75	249.2%
6261 · Lake Dam Maint.	0.00	1,000.00	-1,000.00	0.0%
6270 · Lake Stocking	3,000.00	3,000.00	0.00	100.0%
6290 · Collection/Bad Debt expense	145.00	1,660.00	-1,515.00	8.7%
6360 · Fees & permits	1,221.41	1,500.00	-278.59	81.4%
6370 · Office supplies & expense	394.55	625.00	-230.45	63.1%
6380 · Postage	234.86	350.00	-115.14	67.1%
6390 · Copies & printing	0.00	100.00	-100.00	0.0%
6400 · Vehicle fuel	5,281.09	6,500.00	-1,218.91	81.2%
6410 · Repairs & maint - vehicles	21,473.73	12,500.00	8,973.73	171.8%
6420 · Small Tools & Shop Supplies	1,156.73	625.00	531.73	185.1%
6430 · Miscellaneous expense	83.06	620.00	-536.94	13.4%
6450 · Prof fees - accounting	655.00	900.00	-245.00	72.8%
6460 · Prof fees - legal	1,420.00	1,670.00	-250.00	85.0%
6470 · Repairs & Maint - buildings	671.35	6,300.00	-5,628.65	10.7%
6480 · Repairs & maint - roads	26,790.78	19,500.00	7,290.78	137.4%
6560 · Payroll Tax Expenses	780.00			
6650 · Taxes - other	937.44			
6700 · Bank Charges	120.00	210.00	-90.00	57.1%
6800 · Electricity	4,135.85	4,500.00	-364.15	91.9%
6850 · Propane	120.00	1,500.00	-1,380.00	8.0%
6900 · Water Expense - Water	12,284.50	12,000.00	284.50	102.4%
6920 · Property Taxes	0.00	850.00	-850.00	0.0%
6930 · Special fees (loans/liens/etc)	0.00	210.00	-210.00	0.0%
6950 · Telephone & Internet	1,304.16	1,250.00	54.16	104.3%
7120 · Interest expense -	6.66			
7200 · Insurance - workers comp	2,009.00	2,000.00	9.00	100.5%
7210 · Insurance - General	6,110.07	5,750.00	360.07	106.3%
Total Expense	98,283.30	96,690.00	1,593.30	101.6%
Net Ordinary Income	39,214.99	38,644.00	570.99	101.5%
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