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Accrual Basis

Castle Valley Ranch PUD
Profit & Loss Budget vs. Actual
 January through December 2020

	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Capital Improvement Funding	0.00	2,000.00	-2,000.00	0.0%
Homeowners Assessments	59,364.00	58,380.00	984.00	101.7%
Interest Income	2,469.59			
Late Charge	9,205.00			
Penalties and Fine Income	3,025.00			
Reserve Assessment	1,746.00	3,220.00	-1,474.00	54.2%
Working Capital Assessment	400.00			
Total Income	76,209.59	63,600.00	12,609.59	119.8%
Gross Profit	76,209.59	63,600.00	12,609.59	119.8%
Expense				
Capital Improvement Projects				
Beautification	0.00	625.00	-625.00	0.0%
Flowers	183.59	2,000.00	-1,816.41	9.2%
Solar Light (Mailboxes)	917.83			
Trees - Co-op with Town of NC	2,377.94	5,000.00	-2,622.06	47.6%
Total Capital Improvement Projects	3,479.36	7,625.00	-4,145.64	45.6%
Community Events	120.00	1,000.00	-880.00	12.0%
Insurance				
Directors and Officers Ins	3,847.00	3,800.00	47.00	101.2%
Liability Insurance	625.00	650.00	-25.00	96.2%
Total Insurance	4,472.00	4,450.00	22.00	100.5%
Landscape				
Fertilizer	1,900.00			
Flower Beds	0.00	0.00	0.00	0.0%
Holiday Lighting	1,900.00	3,600.00	-1,700.00	52.8%
Lawn - Island Mowing	4,500.00	4,200.00	300.00	107.1%
Lawn - Native area mowing	4,192.55			
Snow Removal	787.50	1,500.00	-712.50	52.5%
Startup/Shut down	0.00	250.00	-250.00	0.0%
Total Landscape	13,280.05	9,550.00	3,730.05	139.1%
Management Fees	35,499.96	35,500.00	-0.04	100.0%
Office				
Meeting Expenses	0.00	100.00	-100.00	0.0%
Newsletter preparation				
Printing-Newsletter and Mailers	0.00	570.00	-570.00	0.0%
Total Newsletter preparation	0.00	570.00	-570.00	0.0%
Office Supplies	15.53			
Office - Other	0.00			
Total Office	15.53	670.00	-654.47	2.3%
Professional				
Design Review Fee	116.25			
Legal Fees				
Legal Fees - Collections	0.00	500.00	-500.00	0.0%
Legal Fees - Other	189.00	500.00	-311.00	37.8%
Total Legal Fees	189.00	1,000.00	-811.00	18.9%
State HOA Annual Fees	43.00	35.00	8.00	122.9%
Tax Preparation/Accounting	0.00	150.00	-150.00	0.0%
Taxes	0.00	50.00	-50.00	0.0%
Website				
Website Address	37.15			
Website Hosting	468.00	350.00	118.00	133.7%
Total Website	505.15	350.00	155.15	144.3%
Total Professional	853.40	1,585.00	-731.60	53.8%
Reserves Expense	3,595.18			
Total Expense	61,315.48	60,380.00	935.48	101.5%
Net Ordinary Income	14,894.11	3,220.00	11,674.11	462.6%
Net Income	14,894.11	3,220.00	11,674.11	462.6%