

Bay House Council of Co-Owners**
Profit & Loss Budget Performance
 July through December 2022

	<u>Jul - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Comments</u>	<u>Annual Budget</u>	<u>%of AB Spent or Rec'd</u>
Ordinary Income/Expense						
Income						
4100 - Maintenance Fees	177,000.00	177,000.00	0.00		371,700.00	48%
4200 - Interest on Past Due Accounts	64.32	750.00	(685.68)		1,500.00	4%
4300 - Interest Income Bank Only	522.72	250.04	272.68		500.00	105%
4350 - Interest - Hurricane Accounts	34.54	12.52	22.02		25.00	138%
4900 - Other Income	300.00	500.02	(200.02)		1,000.00	30%
Total Income	<u>177,921.58</u>	<u>178,512.58</u>	<u>(591.00)</u>		<u>374,725.00</u>	<u>47%</u>
Gross Profit	177,921.58	178,512.58	(591.00)		374,725.00	47%
Expense						
5050 - Wages - Management	21,148.00	20,875.04	272.96		41,750.00	51%
5075 - Wages - Office	9,940.00	9,975.00	(35.00)		19,950.00	50%
5100 - Contract - Maintenance	14,163.50	13,595.02	568.48		27,190.00	52%
5150 - Payroll Taxes	2,684.23	2,668.04	16.19		5,336.00	50%
5250 - Workers Compensation	1,453.75	400.04	1,053.71		800.00	182%
5600 - Electricity	6,044.48	5,500.04	544.44		11,000.00	55%
5650 - Water & Sewer	44,764.76	50,000.02	(5,235.26)		100,000.00	45%
5800 - Pest Control	2,552.52	4,300.04	(1,747.52)		8,600.00	30%
5820 - Cable TV / Internet	10,592.78	15,250.04	(4,657.26)		30,500.00	35%
5850 - Holiday Patrol Service	0.00	250.04	(250.04)		500.00	0%
6000 - General Maint. Materials/Supply	1,627.74	1,650.00	(22.26)		3,300.00	49%
6050 - Building Repairs	881.44	7,500.00	(6,618.56)		15,000.00	6%
6100 - Electrical	660.35	1,000.04	(339.69)		2,000.00	33%
6140 - Plumbing	5,697.45	1,250.02	4,447.43	Broken valve/valve gate/sewer repair	2,500.00	228%
6160 - Pool						
6161 - Supplies - Pool	2,683.79	2,500.04	183.75		5,000.00	54%
6162 - Equip - Pool	1,591.26	1,000.04	591.22		2,000.00	80%
6163 - Pool Service	5,183.54	2,750.02	2,433.52	Chemicals/sand filter repairs/trip chg	5,500.00	94%
Total 6160 - Pool	<u>9,458.59</u>	<u>6,250.10</u>	<u>3,208.49</u>		<u>12,500.00</u>	<u>76%</u>
6220 - General Painting	888.11	750.00	138.11		1,500.00	59%
6230 - Landscaping						
6231 - Shrub & Tree Replacement	437.27	1,000.04	(562.77)		2,000.00	22%
6232 - Lawn Chemicals	64.91	1,250.02	(1,185.11)		2,500.00	3%
6236 - Utility Cart/Equipment R & M	1,310.83	1,500.00	(189.17)		3,000.00	44%
6238 - Lawn Service	17,366.40	15,000.00	2,366.40	New contract with Maldonado	30,000.00	58%
6240 - Sprinklers	0.00	250.04	(250.04)		500.00	0%
6260 - Tree Trimming	0.00	3,500.02	(3,500.02)		7,000.00	0%

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Total 6230 - Landscaping	19,179.41	22,500.12	(3,320.71)		45,000.00	43%
6300 - Common Area Fencing/Gates	1,564.49	1,000.04	564.45		2,000.00	78%
6355 - Maintenance Building						
6355.1 - Bld Main - Rotting Wood Replace	3,078.22	3,500.02	(421.80)		7,000.00	44%
6355.5 - Other	0.00	250.04	(250.04)		500.00	0%
6355.9 - Stucco Repair	46.51	1,500.00	(1,453.49)		3,000.00	2%
Total 6355 - Maintenance Building	3,124.73	5,250.06	(2,125.33)		10,500.00	30%
6600 - Insurance						
6602 - Insurance - Directors/Officers	1,473.48	1,300.04	173.44		2,600.00	57%
6604 - Insurance - Umbrella	2,047.05	2,700.00	(652.95)		5,400.00	38%
6606 - Insurance - Crime	331.02	385.04	(54.02)		770.00	43%
6608 - Insurance - Office	2,502.31	2,100.00	402.31		4,200.00	60%
Total 6600 - Insurance	6,353.86	6,485.08	(131.22)		12,970.00	49%
6610 - Office	2,316.44	1,750.04	566.40		3,500.00	66%
6611 - Postage	76.15	350.02	(273.87)		700.00	11%
6612 - Website	682.30	750.00	(67.70)		1,500.00	45%
6615 - Advertising	130.40		130.40	Not in budget		
6620 - Telephone / Internet	1,574.21	1,750.04	(175.83)		3,500.00	45%
6625 - Legal	10,805.24	5,000.02	5,805.22		10,000.00	108%
6630 - Audit	6,800.00	4,500.00	2,300.00		9,000.00	76%
6660 - Mileage	511.01	200.02	310.99		400.00	128%
6690 - Harbor Oaks Dues	2,971.50	3,000.00	(28.50)		6,000.00	50%
6700 - Bank Charges	31.30	300.00	(268.70)		600.00	5%
6710 - Bad Debts	375.00		375.00	Owner ACH pymt returned		
6780 - Annual Meeting & Dinner	1,942.66	2,500.00	(557.34)		2,500.00	78%
6795 - Depreciation	29,222.94	29,050.04	172.90		58,100.00	50%
6799 - Discretionary Board Expense	4,100.00	2,000.02	2,099.98		4,000.00	103%
Total Expense	<u>224,319.34</u>	<u>227,598.98</u>	<u>(3,279.64)</u>		<u>452,696.00</u>	<u>50%</u>
Net Ordinary Income	(46,397.76)	(49,086.40)	2,688.64		(77,971.00)	60%
Other Income/Expense						
Other Income						
4500 - Rev - Spec Ass & Major Projects						
4500.1 - Spec Assess Transfers	36.00		36.00	Reclassification of Loss Assmt		
4505 - Revenue- Maint. Fees (\$125/mo)	88,500.00	88,500.00	0.00		177,000.00	50%
4500 - Rev - Spec Ass & Major Projects - Other	9,547.17		9,547.17	Reclassification of Loss Assmt		
Total 4500 - Rev - Spec Ass & Major Projects	<u>98,083.17</u>	<u>88,500.00</u>	<u>9,583.17</u>		<u>177,000.00</u>	<u>55%</u>
Total Other Income	98,083.17	88,500.00	9,583.17		177,000.00	55%

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Other Expense						
6400 · Exp - Spec Ass & Major Projects						
6401.5 · Interest on Bulkhead note	31,917.61	31,753.93	163.68		62,320.83	51%
6415 · Retaining Wall 1500/1600	18,600.00		18,600.00	Not in budget		
6441 · Landscape Project	17,188.83		17,188.83	Reclassification of Loss Assmt		
Total 6400 · Exp - Spec Ass & Major Projects	<u>67,706.44</u>	<u>31,753.93</u>	<u>35,952.51</u>		<u>62,320.83</u>	<u>109%</u>
Total Other Expense	<u>67,706.44</u>	<u>31,753.93</u>	<u>35,952.51</u>		<u>62,320.83</u>	<u>109%</u>
Net Other Income	<u>30,376.73</u>	<u>56,746.07</u>	<u>(26,369.34)</u>		<u>114,679.17</u>	<u>26%</u>
Net Income	<u>(16,021.03)</u>	<u>7,659.67</u>	<u>(23,680.70)</u>		<u>36,708.17</u>	<u>-44%</u>