

Charon Pines Condominium Association

03/19/24

Profit & Loss Budget vs. Actual

Accrual Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
May 2023 Assessment	160,000.00			
111 · Interest on MM Account	195.66	0.00	195.66	100.0%
305 · Dues	54,000.00	54,000.00	0.00	100.0%
49900 · Uncategorized Income	0.00			
Total Income	214,195.66	54,000.00	160,195.66	396.7%
Gross Profit	214,195.66	54,000.00	160,195.66	396.7%
Expense				
405 · Accounting/Tax Prep	375.00	375.00	0.00	100.0%
410 · Bank Service Charges	120.00	120.00	0.00	100.0%
415 · Maintenance and Replacement				
415.5 · Waterproof Decks	3,120.00			
416 · Exterior Painting	28,550.00	0.00	28,550.00	100.0%
417 · Sealcoat Driveway	3,900.00	0.00	3,900.00	100.0%
418 · Roof Replacement	89,050.00	0.00	89,050.00	100.0%
419 · Siding Repairs	0.00	0.00	0.00	0.0%
415 · Maintenance and Replacement - Other	0.00	0.00	0.00	0.0%
Total 415 · Maintenance and Replacement	124,620.00	0.00	124,620.00	100.0%
420 · Cable and Internet Expenses	9,754.17	9,792.00	-37.83	99.6%
427 · Fire Prevention	2,285.00	3,000.00	-715.00	76.2%
435 · Insurance	17,927.44	18,060.00	-132.56	99.3%
445 · Legal Expense	2,057.50	1,000.00	1,057.50	205.8%
455 · Management Fees	8,400.00	8,400.00	0.00	100.0%
470 · Snow Removal	3,300.00	3,320.00	-20.00	99.4%
475 · Trash	5,961.26	5,580.00	381.26	106.8%
485 · Utilities	160.75	200.00	-39.25	80.4%
491 · Sewer - Breck Sanitation	6,048.00	5,796.00	252.00	104.3%
Total Expense	181,009.12	55,643.00	125,366.12	325.3%
Net Ordinary Income	33,186.54	-1,643.00	34,829.54	-2,019.9%
Net Income	33,186.54	-1,643.00	34,829.54	-2,019.9%