

Central Park	AS OF 10/7/2024		Under/(Over)	
Income Statement vs. Budget	11/23 - 10/24	11/23 - 10/24	Remaining	11/24 - 10/25
	Actual	Budget	Budget	Budget
<b>Operating Income</b>				
Operating Dues	113,064.96	107,250.00	5,814.96	134,547.36
Interest - Operating	0.16	-	0.16	-
Convenience Fee	203.25	-	203.25	-
<b>Total Operating Income</b>	<b>113,268.37</b>	<b>107,250.00</b>	<b>6,018.37</b>	<b>134,547.36</b>
<b>Operating Expenses</b>				
<b>Administration Expense</b>				
CPA fees	950.00	750.00	(200.00)	1,000.00
Management fee	8,553.60	8,640.00	86.40	9,000.00
Management fee - Set up costs	-	-	-	300.00
Project Oversight (20 hrs @ \$75/hr)	-	-	-	1,500.00
Legal Fees	-	-	-	3,000.00
Office Supplies	430.74	275.00	(155.74)	275.00
Taxes	30.00	30.00	-	30.00
<b>Total Administration Expense</b>	<b>9,964.34</b>	<b>9,695.00</b>	<b>(269.34)</b>	<b>15,105.00</b>
<b>Repairs &amp; Maintenance</b>				
Boiler inspection	-	400.00	400.00	400.00
Grounds/light checks/winterize	-	400.00	400.00	400.00
Gutters and downspouts repair	2,628.72	1,000.00	(1,628.72)	3,000.00
Heat tape repairs	40.00	750.00	710.00	750.00
Maintenance	6,541.29	5,000.00	(1,541.29)	5,000.00
Plumbing	-	-	-	-
Window Cleaning	3,500.00	3,200.00	(300.00)	3,500.00
<b>Total Repairs &amp; Maintenance</b>	<b>12,710.01</b>	<b>10,750.00</b>	<b>(1,960.01)</b>	<b>13,050.00</b>
<b>Insurance Premiums</b>	<b>43,376.87</b>	<b>18,500.00</b>	<b>(24,876.87)</b>	<b>45,000.00</b>
<b>Convenience Fee Reimbursement</b>	<b>233.25</b>	<b>-</b>	<b>(233.25)</b>	<b>-</b>
<b>Landscape Maintenance / Snow Removal</b>				
Snow Removal	6,802.50	16,500.00	9,697.50	13,500.00
Landscape Maintenance	24,003.33	15,500.00	(8,503.33)	15,500.00
<b>Total Landscape/Snow Removal</b>	<b>30,805.83</b>	<b>32,000.00</b>	<b>1,194.17</b>	<b>29,000.00</b>
<b>Utilities</b>				
City of Ketchum (Water,Sewer,Garbage)	20,374.14	18,000.00	(2,374.14)	20,500.00
Cable TV	5,914.35	7,450.00	1,535.65	-
Electricity	6,475.53	8,500.00	2,024.47	7,500.00
Intermountain Gas	91.85	350.00	258.15	350.00
Sentinel Fire/Security Monitor	1,567.43	1,850.00	282.57	1,850.00
<b>Total Utilities</b>	<b>34,423.30</b>	<b>36,150.00</b>	<b>1,726.70</b>	<b>30,200.00</b>
<b>Total Operating Expenses</b>	<b>131,513.60</b>	<b>107,095.00</b>	<b>(24,185.35)</b>	<b>132,355.00</b>
<b>Operating Income / (Loss)</b>	<b>(18,245.23)</b>	<b>155.00</b>	<b>(18,400.23)</b>	<b>2,192.36</b>
<b>Capital Income</b>				
Capital Dues	21,935.34	21,935.00	0.34	21,935.52
Special Assessments	160,000.00	-	160,000.00	180,000.00
Owner Reimbursable	2,213.32	-	2,213.32	-
Interest Income	109.46	-	(109.46)	-
<b>Total Capital Income</b>	<b>184,258.12</b>	<b>21,935.00</b>	<b>162,104.20</b>	<b>201,935.52</b>
<b>Capital Expenses</b>				
Decks	36,054.00	-	(36,054.00)	-
Fire Sprinkler Project	10,490.00	-	(10,490.00)	-
Window Replacement Project	15,007.34	-	(15,007.34)	-
Owner Reimbursable	2,213.32	-	(2,213.32)	-
<b>Total Capital Expense</b>	<b>63,764.66</b>	<b>-</b>	<b>(63,764.66)</b>	<b>-</b>
<b>Capital Income - NET</b>	<b>120,493.46</b>	<b>21,935.00</b>	<b>98,558.46</b>	<b>201,935.52</b>
<b>TOTAL</b>	<b>102,248.23</b>	<b>22,090.00</b>	<b>80,158.23</b>	<b>204,127.88</b>