

TELLURIDE CONDOMINIUM ASSOCIATION

Income/Expense Statement

Period: 05/01/09 to 05/31/09

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
19,379.85	19,397.50	(17.65)	04010 Assessment Income	96,899.25	96,987.50	(88.25)	232,770.00
.00	.00	.00	04020 Special Assessments	3,540.00	.00	3,540.00	.00
225.00	125.00	100.00	04040 Late Fee Income	1,005.00	625.00	380.00	1,500.00
210.91	.00	210.91	04070 A/R Interest Income	1,032.08	.00	1,032.08	.00
(50.00)	.00	(50.00)	04080 Fines and Violations	250.00	.00	250.00	.00
.00	83.00	(83.00)	04210 Interest Income - Operating	.00	416.00	(416.00)	1,000.00
25.00	.00	25.00	04590 Other Income	45.00	.00	45.00	.00
19,790.76	19,605.50	185.26	Subtotal Income	102,771.33	98,028.50	4,742.83	235,270.00
EXPENSES:							
General & Administrative							
1,856.40	1,856.33	(.07)	05010 Management Fees	9,282.00	9,281.65	(.35)	22,276.00
.00	.00	.00	05020 Accounting & Audit Fees	.00	1,250.00	1,250.00	1,250.00
.00	166.66	166.66	05030 Legal Fees	.00	833.30	833.30	2,000.00
.00	187.50	187.50	05090 Office Supplies & Expenses	75.00	937.50	862.50	2,250.00
321.00	166.67	(154.33)	05150 Bad Debt	321.00	833.35	512.35	2,000.00
.00	166.67	166.67	05170 Professional Fees	.00	833.35	833.35	2,000.00
.00	390.00	390.00	05180 Maintenance Personnel	.00	1,950.00	1,950.00	4,680.00
715.66	83.00	(632.66)	05190 Misc General & Admin Exp	1,450.66	416.00	(1,034.66)	1,000.00
2,893.06	3,016.83	123.77	General & Administrative	11,128.66	16,335.15	5,206.49	37,456.00
Taxes							
.00	.00	.00	05210 State & Federal Income Taxes	.00	800.00	800.00	800.00
.00	.00	.00	05230 Property Taxes	.00	800.00	800.00	800.00
.00	.00	.00	Taxes	.00	1,600.00	1,600.00	1,600.00
Insurance							
2,416.00	2,583.33	167.33	05310 Liability Insurance	12,080.00	12,916.65	836.65	31,000.00
2,416.00	2,583.33	167.33	Insurance	12,080.00	12,916.65	836.65	31,000.00
Utilities							
713.95	675.00	(38.95)	05410 Gas/Electricity	945.29	3,375.00	2,429.71	8,100.00
9,075.83	3,541.66	(5,534.17)	05430 Water & Sewer	20,878.86	17,708.30	(3,170.56)	42,500.00
1,644.92	1,660.00	15.08	05440 Storm Drains	1,644.92	1,660.00	15.08	1,660.00
11,434.70	5,876.66	(5,558.04)	Utilities	23,469.07	22,743.30	(725.77)	52,260.00

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Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
Building Maintenance							
.00	.00	.00	05515 Fire Extinguishers	.00	.00	.00	600.00
686.00	400.00	(286.00)	05520 Roof Repairs	1,213.08	800.00	(413.08)	2,000.00
870.00	700.00	(170.00)	05540 Gutter Repairs	870.00	1,400.00	530.00	3,500.00
.00	300.00	300.00	05570 Plumbing	972.00	1,500.00	528.00	3,600.00
6.29	10.00	3.71	05575 Supplies - Light Bulbs	6.29	40.00	33.71	100.00
65.90	83.33	17.43	05580 Exterior Lighting	223.33	416.65	193.32	1,000.00
.00	.00	.00	05590 Door Locks and Keys	.00	100.00	100.00	100.00
90.90	125.00	34.10	05610 Building Interior	709.40	625.00	(84.40)	1,500.00
.00	417.00	417.00	05620 Building Exterior	1,107.21	2,084.00	976.79	5,000.00
843.49	792.00	(51.49)	05640 Trash Removal	4,119.64	3,959.00	(160.64)	9,500.00
.00	.00	.00	05670 Carpet/Mat Cleaning	.00	250.00	250.00	500.00
191.66	125.00	(66.66)	05690 Misc. Building Expense	623.50	625.00	1.50	1,500.00
2,754.24	2,952.33	198.09	Building Maintenance	9,844.45	11,799.65	1,955.20	28,900.00
Landscape and Grounds							
125.61	416.67	291.06	05710 Landscape Misc	920.61	2,083.35	1,162.74	5,000.00
2,222.00	1,666.50	(555.50)	05720 Landscape Contract	3,379.60	3,333.00	(46.60)	9,999.00
285.00	.00	(285.00)	05730 Tree and Shrub Care	1,170.63	500.00	(670.63)	1,000.00
.00	100.00	100.00	05750 Signs	42.00	200.00	158.00	500.00
1,232.62	250.00	(982.62)	05760 Sprinkler Maintenance	1,232.62	1,250.00	17.38	2,000.00
.00	950.00	950.00	05765 Annual Backflow Testing	.00	950.00	950.00	950.00
7,168.00	.00	(7,168.00)	05840 Snow Removal	19,482.50	3,650.00	(15,832.50)	6,150.00
890.00	.00	(890.00)	05850 Snow Removal Supplies	890.00	550.00	(340.00)	1,100.00
11,923.23	3,383.17	(8,540.06)	Landscape and Grounds	27,117.96	12,516.35	(14,601.61)	26,699.00
Pool and Hot Tub							
160.00	900.00	740.00	05910 Pool Operation & Maintenance	160.00	900.00	740.00	4,500.00
.00	175.00	175.00	05920 Pool Repairs	2,274.43	175.00	(2,099.43)	700.00
1,441.66	400.00	(1,041.66)	05930 Pool Chemicals/Supplies	1,441.66	400.00	(1,041.66)	2,000.00
1,601.66	1,475.00	(126.66)	Pool and Hot Tub	3,876.09	1,475.00	(2,401.09)	7,200.00
Reserve Contributions							
4,180.00	4,179.58	(.42)	07010 Reserve Contribution	20,900.00	20,897.90	(2.10)	50,155.00
4,180.00	4,179.58	(.42)	Reserve Contributions	20,900.00	20,897.90	(2.10)	50,155.00
37,202.89	23,466.90	(13,735.99)	TOTAL EXPENSES	108,416.23	100,284.00	(8,132.23)	235,270.00
(17,412.13)	(3,861.40)	(13,550.73)	NET INCOME/(LOSS)	(5,644.90)	(2,255.50)	(3,389.40)	.00
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