

Dunvegan Woods Condo Assoc Profit & Loss Budget vs. Actual January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Prior Year FYE Carry Forward	0.00	8,000.00	-8,000.00	0.0%
Checking Account Interest	0.00	0.00	0.00	0.0%
Condo Fees	259,975.00	262,350.00	-2,375.00	99.1%
Late Fees	620.93	1,490.00	-869.07	41.7%
Total Income	260,595.93	271,840.00	-11,244.07	95.9%
Gross Profit	260,595.93	271,840.00	-11,244.07	95.9%
Expense				
Uncategorized Expenses	-180.00			
Administration				
Website	675.00	675.00	0.00	100.0%
Office Supplies	375.00	299.00	76.00	125.4%
Copying and Reproduction	136.00	525.00	-389.00	25.9%
Postage and Delivery	1,619.62	1,349.44	270.18	120.0%
Administration - Other	609.00	443.34	165.66	137.4%
Total Administration	3,414.62	3,291.78	122.84	103.7%
Bank Service Charges	-25.00	112.00	-137.00	-22.3%
Building Painting	21,320.07	31,500.00	-10,179.93	67.7%
Fire alarm Protection Insurance	360.00	188.00	172.00	191.5%
Errors & Omissions Liability Insurance	0.00	0.00	0.00	0.0%
Insurance - Other	23,067.00	28,440.00	-5,373.00	81.1%
	3,793.50	0.00	3,793.50	100.0%
Total Insurance	26,860.50	28,440.00	-1,579.50	94.4%
Irrigation System	0.00	1,342.08	-1,342.08	0.0%
Landscape Maintenance	25,872.00	25,200.00	672.00	102.7%
Lawn Fertilization	559.38	0.00	559.38	100.0%
Mailroom Cleaning	555.57	836.72	-281.15	66.4%
Management Fees	19,053.00	19,053.00	0.00	100.0%
Professional Fees				
Accounting	0.00	0.00	0.00	0.0%
Legal Fees	6,377.75	2,430.00	3,947.75	262.5%
Total Professional Fees	6,377.75	2,430.00	3,947.75	262.5%
Repairs/Maintenance	20,860.17	15,075.00	5,785.17	138.4%
Rubbish Disposal	12,287.01	13,500.00	-1,212.99	91.0%
Sewer Pump	0.00	800.00	-800.00	0.0%
Snow Removal	28,142.47	28,000.00	142.47	100.5%
Termite Protection	1,750.00	0.00	1,750.00	100.0%

Dunvegan Woods Condo Assoc
Profit & Loss Budget vs. Actual
January through September 2022

9:26 AM
 09/22/22
 Accrual Basis

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Utilities				
Gas and Electric	7,226.55	6,410.78	815.77	112.7%
Water	6,342.54	5,480.13	862.41	115.7%
Total Utilities	13,569.09	11,890.91	1,678.18	114.1%
Total Expense	180,776.63	181,659.49	-882.86	99.5%
Net Ordinary Income	79,819.30	90,180.51	-10,361.21	88.5%
Other Income/Expense				
Other Expense	24,715.00	24,750.00	-35.00	99.9%
Reserve Funding 2	24,299.16	45,000.00	-20,700.84	54.0%
Reserve Funding				
Total Other Expense	49,014.16	69,750.00	-20,735.84	70.3%
Net Other Income	-49,014.16	-69,750.00	20,735.84	70.3%
Net Income	30,805.14	20,430.51	10,374.63	150.8%

Dunvegan Woods Condo Assoc
 Balance Sheet
 As of September 30, 2022

ASSETS	
Current Assets	
Checking/Savings	2,203.80
Banknorth - Checking - 5072	109,468.76
Banknorth - Checking - 8043	111,672.56
Total Checking/Savings	213,345.12
Accounts Receivable	24,580.94
Accounts Receivable	24,580.94
Total Accounts Receivable	24,580.94
Other Current Assets	61,000.00
Replacement Funding	526.00
Undeposited Funds	61,526.00
Total Other Current Assets	62,052.00
Total Current Assets	275,397.12
Fixed Assets	
Building Repairs-Capital Improv	28,272.49
Contra Asset	-2,000.00
Replacement	26,272.49
Contra Asset - Other	992,121.05
Total Contra Asset	26,272.49
Building Repairs-Capital Improv - Other	1,018,393.54
Total Building Repairs-Capital Improv	1,018,393.54
Total Fixed Assets	1,018,393.54
TOTAL ASSETS	1,216,173.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,815.94
Insurance reimbursement	3,815.94
Total Accounts Payable	3,815.94
Total Current Liabilities	3,815.94
Total Liabilities	3,815.94
Equity	
Opening Bal Equity	770,361.47
Fund Balance	411,190.49
Net Income	30,805.14
Total Equity	1,212,357.10
TOTAL LIABILITIES & EQUITY	1,216,173.04

Sep 30, 22

Repair of collapsed drainage pipe @ entrance
Repair of planter base @ front sign
Repair of fence at front entrance, completed
Ret-roofed units 7, 56, 60-64, completed
Painting units 65-72 and 73-80, scheduled for first week in October
Roadway light pole and two additional road way lamps replaced, completed
Irrigation repairs completed, with the exception of zone 11 & 23, still require work
Rot issues on 4 units, completed
Keying the dumpster coral, completed
Camera estimate is \$4000, sent for additional estimates
Fire hydrant flush, two hydrants completed, one needs to be replaced
Unit 13's request for paint touch-up in rear will be handled when painters are on the property

OLD BUSINESS:

FINANCIALS:

**Dunvegan Woods Board of Directors Board Meeting
September 22, 2022
Agenda**



Unit 26's shrubs were replaced

NEW BUSINESS:

Bulkheads for units 20, 31, 34

Chimney caps for units 28 & 98

Brush and branches @ 95 to be picked up

Trim trees (winter)

Report from painting contractor in regard to

handling the backs of buildings 8,15, & 16 facing

the marsh

Repair roadway between buildings 11& 12

Floor replacement, and wall repair at the Mailroom