

West Pacific Campus
YTD P&L vs Budget- Adopted 2023 Budget
 January 2022 through December 2023

	YTD P&L Dec 1, 22	Jan - 2022 Adopted Budget	2023 Adopted Budget	
Income				
60000 - Operating Income				
60211 - SA--Garage Litigation fees		0.00	15,000.00	Special assessment
60100 - Operating & Admin Assessments	68,802.15	68,835.00	76,135.00	
60200 - Garage Operating Asestments	5,405.98	5,609.00	6,020.00	
60300 - Refund 573B for Water	0.00	-453.00		
60501 - 19-20 Insurance Claim Income				
60501.1 - Allianz Claim Proceeds	0.00	10,320.88		
Total 60501 - 19-20 Insurance Claim Income	0.00	10,320.88		
60510 - Pinnacol Dividend	0.00	41.00		
Total 60000 - Operating Income	74,208.13	84,352.88	97,155.00	
61000 - Reserve Income				
61100 - Capital Reserve Assessment	3,999.96	4,000.00	4,000.00	
61200 - Garage Reserve Assessment	4,950.00	4,950.00	11,000.00	
61300 - Reserve Fund Interest	17.76	9.49		
61400 - Garage Reserve Fund Interest	2.63	3.60		
Total 61000 - Reserve Income	8,970.35	8,963.09	15,000.00	
Total Income	83,178.48	93,315.97	112,155.00	
Gross Profit	83,178.48	93,315.97	112,155.00	
Expense				
62000 - Maintenance & Repair				
62010 - General Maintenance & Repair	2,641.26	4,000.00	4,000.00	
62020 - Alarm Monitoring	575.56	572.00	600.00	
62030 - Alarm Maint. & Repair	349.65	600.00	600.00	
62040 - Boiler Annual Maintenance	0.00	500.00	1,250.00	
62050 - Boiler Repair	0.00	1,000.00	1,000.00	
62080 - Irrigation Maint. & Repairs	612.55	800.00	800.00	
62090 - Landscaping	5,382.98	5,530.00	5,530.00	
62100 - Snow Removal - Ground	3,958.00	8,000.00	5,000.00	
62120 - Backflow Preventor Maintenance	135.00	1,000.00	300.00	
62130 - Fire Supression Maint & Repair	250.00	425.00	425.00	
62150 - Contingency	0.00	1,000.00	1,000.00	
Total 62000 - Maintenance & Repair	13,905.00	23,427.00	20,505.00	
63000 - Utilities & Services				
63010 - Natural Gas	2,071.66	2,153.00	2,725.00	for boiler elevator phone required by code
63020 - Telephone	1,254.76	1,356.00	1,440.00	
63030 - Trash Removal	967.75	832.00	720.00	

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63040 - Water & Sewer	2,411.42	3,626.00	3,000.00	landscaping
Total 63000 - Utilities & Services	6,705.59	7,967.00	7,885.00	
63100 - Special Projects				
63101 - 567B Fire Supression Line Leak				
63101.3 - Final Settlement	0.00	7,820.88		
Total 63101 - 567B Fire Supression Line Leak	0.00	7,820.88		
Total 63100 - Special Projects	0.00	7,820.88		
64000 - Administrative				
64010 - Management - Bookkeeping/Admin	7,200.00	6,923.00	7,200.00	
64020 - Management - Facilities	7,200.00	5,770.00	7,200.00	
64030 - Conference Calls	50.64	50.00		
64040 - Insurance				
64041 - Liability & Property	10,965.18	10,567.00	16,844.00	as per quote
64043 - Flood	9,027.00	8,390.00	10,000.00	
64044 - Umbrella	1,047.00	998.00	1,250.00	
64045 - Crime/Fidelity and D&O	2,000.00	2,000.00	2,500.00	
64046 - Workers Comp.	310.00	352.00	400.00	
Total 64040 - Insurance	23,349.18	22,307.00	30,994.00	
64050 - Legal Fees	1,240.00	1,000.00	1,250.00	ordinary legal
64060 - Supplemental Services	197.94	200.00	651.00	
64070 - Tax Return Preparation	400.00	740.00	450.00	
Total 64000 - Administrative	39,637.76	36,990.00	47,745.00	
65000 - Garage Operating Expenses				
65052 - Henry v WPC --garage Litigation	8,306.50		15,000.00	part of special assessment
65010 - Garage Maintenance & Cleaning	344.83	1,000.00	1,000.00	
65020 - Garage Door Maint./Repair	0.00	500.00	500.00	
65030 - Elevator Maintenance	2,494.89	2,495.00	2,500.00	
65040 - Elevator Repair	0.00	1,000.00	1,000.00	
65050 - Electricity	819.00	1,067.00	1,020.00	
65051 - Garage Leak Project	47,818.36	6,669.00	0.00	
65070 - Prior Year Overage/Shortage	0.00	453.00		
Total 65000 - Garage Operating Expenses	59,783.58	13,184.00	21,020.00	
66000 - Funding Expenses				
66010 - Capital Reserve Funding	2,000.00	4,000.00	4,000.00	
66015 - Capital Resve Interest Funding	17.76	10.00		
66020 - Garage Funding Expense	-19,459.38	4,950.00	11,000.00	
66025 - Garage Fund Interest Funding	2.63	5.00		
Total 66000 - Funding Expenses	-17,438.99	8,965.00	15,000.00	
Total Expense	102,592.94	98,353.88	112,155.00	
Net Income	-19,414.46	-5,037.91	0.00	

ADOPTED DUES ALLOCATIONS 2023

UNIT	Common Area ALLOCATED INTEREST%	Square ft	DUES AMOUNT 2023	Operating Assessment	Reserve Assessment	Garage Allocation %	Garage Op Assessment	Garage Reserve Assessment	Special Assessment Garage litigation fees \$15K	2023 Total Annual Assessment	2023 Total Monthly Assessment	2022 TOTAL YEARLY DUES	Monthly Assessment % Difference -/+
573A	27.79	3203	\$76,135.00	\$21,157.92	\$1,111.60	18.02%	\$ 1,084.80	\$1,982.20	\$ 2,703.00	\$28,039.52	\$2,336.63	\$1,845.31	\$491.32
573B	16.57	1910	\$76,135.00	\$12,615.57	\$662.80	18.75%	\$ 1,128.75	\$2,062.50	\$ 2,812.50	\$19,282.12	\$1,606.84	\$1,170.72	\$436.12
573 1/2	2.92	336	\$76,135.00	\$2,223.14	\$116.80	0.00%	\$ -	\$0.00	\$ -	\$2,339.94	\$195.00	\$177.23	\$17.77
571A	17	1960	\$76,135.00	\$12,942.95	\$680.00	19.62%	\$ 1,181.12	\$2,158.20	\$ 2,943.00	\$19,905.27	\$1,658.77	\$1,204.48	\$454.29
571B	6.22	717	\$76,135.00	\$4,735.60	\$248.80	10.61%	\$ 638.72	\$1,167.10	\$ 1,591.50	\$8,381.72	\$698.48	\$470.89	\$227.59
567A	20.36	2347	\$76,135.00	\$15,501.09	\$814.40	21.90%	\$ 1,318.38	\$2,409.00	\$ 3,285.00	\$23,327.87	\$1,943.99	1428.48	\$515.51
567B	9.14	1053	\$76,135.00	\$6,958.74	\$365.60	11.10%	\$ 668.22	\$1,221.00	\$ 1,665.00	\$10,878.56	\$906.55	652.44	\$254.11
TOTAL	100	11526		\$76,135.00	\$4,000.00	100.00%	\$ 6,020.00	\$11,000.00	\$ 15,000.00	\$112,155.00	\$9,346.25	\$6,949.55	\$2,396.70

Adopted 2023 Annual Budget		Monthly
Operating	\$ 76,135.00	\$ 6,344.58
Reserve	\$ 4,000.00	\$ 333.33
Garage Operating	\$ 6,020.00	\$ 501.67
Garage Reserve	\$ 11,000.00	\$ 916.67
Total Assessments	\$ 97,155.00	\$ 8,096.25
Special Assessment Garage litigation fees \$15K	15,000.00	