

**Villas of Berkshire Hills  
Profit & Loss Budget Overview  
January through December 2018**

	TOTAL												
	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan - Dec 18
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
Association Dues	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	14,580.00	174,960.00
Fines and Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Late Fee	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
<b>Total Income</b>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>14,680.00</u>	<u>176,160.00</u>
<b>Gross Profit</b>	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	14,680.00	176,160.00
<b>Expense</b>													
Electric	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Exterminator	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Income Tax	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Insurance Expense	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
Irrigation - Repair	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	3,000.00
Irrigation - Water	12.00	12.00	12.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,000.00	12.00	12.00	10,060.00
Lawn Care	0.00	0.00	1,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	25,000.00
Maintenance	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Management Fees	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	1,458.00	17,496.00
Roof and Siding	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	1,500.00
Snow Removal	5,000.00	5,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	15,000.00
Trash	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	22,200.00
<b>Total Expense</b>	<u>11,335.00</u>	<u>11,085.00</u>	<u>11,035.00</u>	<u>11,573.00</u>	<u>10,823.00</u>	<u>11,573.00</u>	<u>10,823.00</u>	<u>11,573.00</u>	<u>10,823.00</u>	<u>10,073.00</u>	<u>9,335.00</u>	<u>8,085.00</u>	<u>128,136.00</u>
<b>Net Ordinary Income</b>	3,345.00	3,595.00	3,645.00	3,107.00	3,857.00	3,107.00	3,857.00	3,107.00	3,857.00	4,607.00	5,345.00	6,595.00	48,024.00
<b>Other Income/Expense</b>													
<b>Other Expense</b>													
Concrete Replacement	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Roof Replacement	0.00	0.00	0.00	0.00	0.00	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
<b>REPLACEMENT RESERVE</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>21,600.00</b>
<b>Total Other Expense</b>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>21,800.00</u>	<u>41,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>1,800.00</u>	<u>81,600.00</u>
<b>Net Other Income</b>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-21,800.00</u>	<u>-41,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-1,800.00</u>	<u>-81,600.00</u>
<b>Net Income</b>	<u><b>1,545.00</b></u>	<u><b>1,795.00</b></u>	<u><b>1,845.00</b></u>	<u><b>1,307.00</b></u>	<u><b>-17,943.00</b></u>	<u><b>-38,693.00</b></u>	<u><b>2,057.00</b></u>	<u><b>1,307.00</b></u>	<u><b>2,057.00</b></u>	<u><b>2,807.00</b></u>	<u><b>3,545.00</b></u>	<u><b>4,795.00</b></u>	<u><b>-33,576.00</b></u>