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Accrual Basis

The Ellicottville Inn Condominium Association
Profit & Loss Prev Year Comparison
January through December 2022

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>
Ordinary Income/Expense		
Income		
400 · Dues	59,810.00	40,929.00
401 · Other Income/Documents	0.00	605.00
Total Income	<u>59,810.00</u>	<u>41,534.00</u>
Expense		
505 · Bank service charge	22.00	0.00
520 · Accounting/Bookeeping	2,793.50	2,626.25
530 · Common Electric	1,782.64	1,681.25
533 · Telephone (Alarm)	0.00	108.40
535 · Water/sewer	236.25	337.50
540 · Gas	1,634.80	966.75
543 · Internet/Camera Security	1,040.00	0.00
545 · Phone/Fire Alarm System	2,420.32	2,005.47
555 · Landscaping/Groundskeeping	30,781.21	720.00
560 · Snow Removal	4,563.00	1,944.00
565 · Refuse	2,628.09	2,246.57
570 · Repairs and Maintenance	5,220.03	3,842.50
575 · Insurance Expense	9,135.40	7,532.57
580 · Housekeeping	1,465.00	1,200.00
581 · Miscellaneous	0.00	240.01
590 · NYS Franchise Tax	0.00	-5.00
Total Expense	<u>63,722.24</u>	<u>25,446.27</u>
Net Ordinary Income	-3,912.24	16,087.73
Other Income/Expense		
Other Expense		
800 · Ask My Accountant	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00
Net Income	<u><u>-3,912.24</u></u>	<u><u>16,087.73</u></u>

The Ellicottville Inn Condominium Association
Profit & Loss Budget vs. Actual
 January through December 2022

	<u>Jan - Dec 22</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
400 · Dues	59,810.00	42,400.00
Total Income	59,810.00	42,400.00
Expense		
505 · Bank service charge	22.00	
520 · Accounting/Bookkeeping	2,793.50	3,600.00
530 · Common Electric	1,782.64	1,900.00
533 · Telephone (Alarm)	0.00	120.00
535 · Water/sewer	236.25	400.00
540 · Gas	1,634.80	1,200.00
543 · Internet/Camera Security	1,040.00	960.00
545 · Phone/Fire Alarm System	2,420.32	2,100.00
555 · Landscaping/Groundskeeping	30,781.21	1,200.00
560 · Snow Removal	4,563.00	2,200.00
565 · Refuse	2,628.09	2,500.00
570 · Repairs and Maintenance	5,220.03	5,000.00
575 · Insurance Expense	9,135.40	10,000.00
580 · Housekeeping	1,465.00	1,400.00
581 · Miscellaneous	0.00	480.00
Total Expense	63,722.24	33,060.00
Net Ordinary Income	-3,912.24	9,340.00
Other Income/Expense		
Other Expense		
701 · Replacement Reserve Budget	0.00	6,240.00
702 · Contingency Reserve Budget	0.00	1,200.00
Total Other Expense	0.00	7,440.00
Net Other Income	0.00	-7,440.00
Net Income	-3,912.24	1,900.00

The Ellicottville Inn Condominium Association
Balance Sheet Prev Year Comparison
As of December 31, 2022

	Dec 31, 22	Dec 31, 21
ASSETS		
Current Assets		
Checking/Savings		
100 · M & T Checking **0177	4,876.25	23,810.59
101 · Reserve - Checking **0185		
136 · Reserve - Contingency	3,458.00	1,476.00
137 · Reserve - Replacements	17,522.49	10,286.49
Total 101 · Reserve - Checking **0185	20,980.49	11,762.49
Total Checking/Savings	25,856.74	35,573.08
Accounts Receivable		
110 · Accounts Receivable	1,648.00	-1,413.00
Total Accounts Receivable	1,648.00	-1,413.00
Total Current Assets	27,504.74	34,160.08
TOTAL ASSETS	27,504.74	34,160.08
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
200 · Accounts Payable	0.00	2,743.10
Total Accounts Payable	0.00	2,743.10
Total Current Liabilities	0.00	2,743.10
Total Liabilities	0.00	2,743.10
Equity		
320 · Retained Earnings	31,416.98	15,329.25
Net Income	-3,912.24	16,087.73
Total Equity	27,504.74	31,416.98
TOTAL LIABILITIES & EQUITY	27,504.74	34,160.08

The Ellicottville Inn Condominium Association
Profit Loss Forecast Overview
January through December 2023

	Actual 2022 Income/Expenses	Budget Forecast	Change
	<u>Jan - Dec 22</u>	<u>Jan - Dec 23</u>	
Ordinary Income/Expense			
Income			
400 · Dues	44,810.00	46,237.00	1,427.00
401 · Special Assessment	15,000.00	0.00	(15,000.00)
Total Income	<u>59,810.00</u>	<u>46,237.00</u>	
Expense			
505 · Bank Service Charges	22.00	24.00	2.00
520 · Accounting/Bookkeeping	2,793.50	3,075.00	281.50
530 · Common Electric	1,782.64	1,961.00	178.36
535 · Water/sewer	236.25	945.00	708.75
540 · Gas	1,634.80	1,799.00	164.20
543 · Internet/Camera Security	1,040.00	960.00	(80.00)
545 · Phone/Fire Alarm System	2,420.32	2,662.00	241.68
555 · Landscaping/Groundskeeping	30,781.21	1,320.00	(29,461.21)
560 · Snow Removal	4,563.00	5,020.00	457.00
565 · Refuse	2,628.09	2,891.00	262.91
570 · Repairs and Maintenance	5,220.03	5,220.00	(0.03)
575 · Insurance Expense	9,135.40	10,050.00	914.60
580 · Housekeeping	1,465.00	1,610.00	145.00
581 · Miscellaneous	0.00	540.00	540.00
Total Expense	<u>63,722.24</u>	<u>38,077.00</u>	<u>(25,645.24)</u>
Net Ordinary Income	<u>(3,912.24)</u>	<u>8,160.00</u>	<u>12,072.24</u>
Replacement Reserve Budgeted	7,240.00	6,840.00	(400.00)
Contingency Reserve Budgeted	2,000.00	1,320.00	(680.00)
	<u>9,240.00</u>	<u>8,160.00</u>	<u>(1,080.00)</u>
	<u>(9,240.00)</u>	<u>(8,160.00)</u>	<u>1,080.00</u>
Net Income	<u><u>(13,152.24)</u></u>	<u><u>0.00</u></u>	<u><u>13,152.24</u></u>

ELLCOTTVILLE INN CONDOMINIUM ASSOCIATION 2023 NEW ASSESSMENT CALCULATIONS MARCH 27, 2023													
		Jan 2023 Charges		4/23-12/23 Qtrly Charges		4/23 Billing		ADD'L 2ND QTR Billing			7/23 Forward Qtrly Billing		ADD'L QTR Billing Forward
Name	Qty	1/4ly Common Charges						Equipment	10/22-1/23 WiFi	2/23-4/23 WiFi			Qtrly WiFi
202 Case	1.00	641.00	0.060	718.34	778.42	35.00	14.33	10.75	729.09	10.75			
C3 DiPasquale	1.00	353.00	0.033	395.59	395.59				395.59				
206 Fidurko	1.00	816.00	0.077	914.46	974.54	35.00	14.33	10.75	925.21	10.75			
302 Grace	1.00	640.00	0.060	717.22	777.30	35.00	14.33	10.75	727.97	10.75			
C2 Moriarty	1.00	353.00	0.033	395.59	395.59				395.59				
C4 Reading	1.00	353.00	0.033	395.59	395.59				395.59				
304 Salerno	1.00	530.00	0.050	593.95	654.03	35.00	14.33	10.75	604.70	10.75			
301 Sandvidge	1.00	850.00	0.080	952.56	1,012.64	35.00	14.33	10.75	963.31	10.75			
305 Scroxton	1.00	877.00	0.083	982.82	1,042.90	35.00	14.33	10.75	993.57	10.75			
303 Silvestro	1.00	713.00	0.067	799.03	859.11	35.00	14.33	10.75	809.78	10.75			
203 Farr	1.00	648.00	0.061	726.19	786.27	35.00	14.33	10.75	736.94	10.75			
205 Farr	1.00	765.00	0.072	857.31	917.39	35.00	14.33	10.75	868.06	10.75			
204 Go Bona's LLC	1.00	790.00	0.075	885.32	945.40	35.00	14.33	10.75	896.07	10.75			
101 Elliott, Michael &	1.00	1,590.00	0.150	1,781.85	1,841.93	35.00	14.33	10.75	1,792.60	10.75			
201 Bartels/Sam	1.00	681.00	0.064	763.17	823.25	35.00	14.33	10.75	773.92	10.75			
TOTAL UNITS	15.00	10,600.00	1.000	11,879.00	12,599.96	420.00	171.96	129.00	12,008.00	129.00			