

Annual Budget - Comparative

Properties: Hourglass Townhomes Owner's Association, Inc. - PO Box 1696 Ketchum, ID 83340

As of: Nov 2025

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income					
REVENUES					
OP Dues					
OP Dues	131,641.52	135,218.00	-3,576.48	-2.64%	135,218.00
Interest	8.07	0.00	8.07	—	0.00
Interest Capital Reserves	928.85	0.00	928.85	—	0.00
Total REVENUES	132,578.44	135,218.00	-2,639.56	-1.95%	135,218.00
Total Operating Income	132,578.44	135,218.00	-2,639.56	-1.95%	135,218.00
Expense					
ADMINISTRATIVE EXPENSE					
Accountant	425.00	500.00	75.00	15.00%	500.00
Management Fees	8,160.00	8,195.00	35.00	0.43%	8,940.00
Office Supplies - Admin	176.03	175.00	-1.03	-0.59%	175.00
Bank Fees	79.00	18.34	-60.66	-330.75%	20.00
Corporate Filing Fee/Taxes	50.00	10.00	-40.00	-400.00%	10.00
Insurance Premiums	38,096.01	39,273.17	1,177.16	3.00%	41,701.08
Legal Fees	0.00	916.67	916.67	100.00%	1,000.00
Total ADMINISTRATIVE EXPENSE	46,986.04	49,088.18	2,102.14	4.28%	52,346.08
COMMON AREA					
UTILITIES					
Alarm - Common Area	770.00	733.34	-36.66	-5.00%	800.00
Electricity - Common Area	804.00	1,283.34	479.34	37.35%	1,400.00
Natural Gas - Common Area	4,079.58	8,250.00	4,170.42	50.55%	9,000.00
Water & Sewer - Common Area	9,967.06	9,500.00	-467.06	-4.92%	10,300.00
Trash - Common Area	4,371.88	4,200.00	-171.88	-4.09%	4,200.00
Total UTILITIES	19,992.52	23,966.68	3,974.16	16.58%	25,700.00
LANDSCAPE					
Landscape Maintenance	13,654.74	13,000.00	-654.74	-5.04%	13,000.00
Exterior Grounds Maintenance	0.00	1,191.67	1,191.67	100.00%	1,300.00
Trees	4,548.38	1,008.34	-3,540.04	-351.08%	1,100.00
Herbicides/Fertilize	727.50	700.00	-27.50	-3.93%	700.00
Tree Spraying	310.40	800.00	489.60	61.20%	800.00
Sprinkler System - Common Area	2,355.87	1,500.00	-855.87	-57.06%	1,500.00
Total LANDSCAPE	21,596.89	18,200.01	-3,396.88	-18.66%	18,400.00
Total COMMON AREA	41,589.41	42,166.69	577.28	1.37%	44,100.00
CLEANING & UPKEEP					
Light Checks	0.00	137.50	137.50	100.00%	150.00
Cleaning & Upkeep - Labor - Common Area	450.00	5,683.34	5,233.34	92.08%	6,200.00
Maintenance/Repairs Labor - Common Area	16,204.16	13,291.67	-2,912.49	-21.91%	14,500.00
Maintenance/Repair Supplies - Common Area	2,417.58	2,016.67	-400.91	-19.88%	2,200.00
Mechanical Checks - Common Area	6,542.50	5,500.00	-1,042.50	-18.95%	6,000.00

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Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Gutter Cleaning	3,600.00	2,000.00	-1,600.00	-80.00%	2,000.00
Window Washing	4,095.00	4,000.00	-95.00	-2.38%	4,000.00
Snow Removal - Common Area	2,671.25	1,300.00	-1,371.25	-105.48%	1,500.00
Holiday Decorations	0.00	0.01	0.01	100.00%	0.01
Snowmelt Sys. Maint.	8,872.80	1,500.00	-7,372.80	-491.52%	1,500.00
Total CLEANING & UPKEEP	44,853.29	35,429.19	-9,424.10	-26.60%	38,050.01
Total Operating Expense	133,428.74	126,684.06	-6,744.68	-5.32%	134,496.09
Total Operating Income	132,578.44	135,218.00	-2,639.56	-1.95%	135,218.00
Total Operating Expense	133,428.74	126,684.06	-6,744.68	-5.32%	134,496.09
NOI - Net Operating Income	-850.30	8,533.94	-9,384.24	-109.96%	721.91
Other Income					
Capital Reserve Dues	14,158.18	14,514.80	-356.62	-2.46%	14,514.80
Special Assessment	2,875.00	0.00	2,875.00	-	0.00
Total Other Income	17,033.18	14,514.80	2,518.38	17.35%	14,514.80
Other Expense					
CAPITAL RESERVE EXPENSES					
Unscheduled - Capital Reserves	20,825.00	4,583.34	-16,241.66	-354.36%	5,000.00
Total CAPITAL RESERVE EXPENSES	20,825.00	4,583.34	-16,241.66	-354.36%	5,000.00
Total Other Expense	20,825.00	4,583.34	-16,241.66	-354.36%	5,000.00
Net Other Income	-3,791.82	9,931.46	-13,723.28	-138.18%	9,514.80
Total Income	149,611.62	149,732.80	-121.18	-0.08%	149,732.80
Total Expense	154,253.74	131,267.40	-22,986.34	-17.51%	139,496.09
Net Income	-4,642.12	18,465.40	-23,107.52	-125.14%	10,236.71