

Hourglass Annual Budget - Comparative as of Sept 2025

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

As of: Sep 2025

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income					
REVENUES					
OP Dues	101,413.92	101,413.50	0.42	0.00%	135,218.00
Interest	7.30	0.00	7.30	—	0.00
Interest Capital Reserves	784.45	0.00	784.45	—	0.00
Total REVENUES	102,205.67	101,413.50	792.17	0.78%	135,218.00
Total Operating Income	102,205.67	101,413.50	792.17	0.78%	135,218.00
Expense					
ADMINISTRATIVE EXPENSE					
Accountant	425.00	500.00	75.00	15.00%	500.00
Management Fees	6,705.00	6,705.00	0.00	0.00%	8,940.00
Office Supplies - Admin	176.03	175.00	-1.03	-0.59%	175.00
Bank Fees	79.00	15.02	-63.98	-425.97%	20.00
Corporate Filing Fee/Taxes	10.00	10.00	0.00	0.00%	10.00
Insurance Premiums	33,240.19	34,417.35	1,177.16	3.42%	41,701.08
Legal Fees	0.00	750.01	750.01	100.00%	1,000.00
Total ADMINISTRATIVE EXPENSE	40,635.22	42,572.38	1,937.16	4.55%	52,346.08
COMMON AREA					
UTILITIES					
Alarm - Common Area	650.00	600.02	-49.98	-8.33%	800.00
Electricity - Common Area	586.00	1,050.02	464.02	44.19%	1,400.00
Natural Gas - Common Area	4,079.58	6,750.00	2,670.42	39.56%	9,000.00
Water & Sewer - Common Area	9,263.94	7,700.00	-1,563.94	-20.31%	10,300.00
Trash - Common Area	3,181.86	3,150.00	-31.86	-1.01%	4,200.00
Total UTILITIES	17,761.38	19,250.04	1,488.66	7.73%	25,700.00
LANDSCAPE					
Landscape Maintenance	15,139.74	13,000.00	-2,139.74	-16.46%	13,000.00
Exterior Grounds Maintenance	1,758.00	975.01	-782.99	-80.31%	1,300.00
Trees	1,423.38	825.02	-598.36	-72.53%	1,100.00

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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	229.62	1,300.00	1,070.38	82.34%	1,500.00
Total LANDSCAPE	19,588.64	17,600.03	-1,988.61	-11.30%	18,400.00
Total COMMON AREA	37,350.02	36,850.07	-499.95	-1.36%	44,100.00
CLEANING & UPKEEP					
Light Checks	0.00	112.50	112.50	100.00%	150.00
Cleaning & Upkeep - Labor - Common Area	450.00	4,650.02	4,200.02	90.32%	6,200.00
Maintenance/Repairs Labor - Common Area	17,532.71	10,875.01	-6,657.70	-61.22%	14,500.00
Maintenance/Repair Supplies - Common Area	1,962.08	1,650.01	-312.07	-18.91%	2,200.00
Mechanical Checks - Common Area	5,681.25	4,500.00	-1,181.25	-26.25%	6,000.00
Gutter Cleaning	2,100.00	2,000.00	-100.00	-5.00%	2,000.00
Window Washing	4,095.00	4,000.00	-95.00	-2.38%	4,000.00
Snow Removal - Common Area	2,071.25	1,100.00	-971.25	-88.30%	1,500.00
Holiday Decorations	0.00	0.01	0.01	100.00%	0.01
Snowmelt Sys. Maint.	0.00	1,500.00	1,500.00	100.00%	1,500.00
Total CLEANING & UPKEEP	33,892.29	30,387.55	-3,504.74	-11.53%	38,050.01
Total Operating Expense	111,877.53	109,810.00	-2,067.53	-1.88%	134,496.09
Total Operating Income	102,205.67	101,413.50	792.17	0.78%	135,218.00
Total Operating Expense	111,877.53	109,810.00	-2,067.53	-1.88%	134,496.09
NOI - Net Operating Income	-9,671.86	-8,396.50	-1,275.36	-15.19%	721.91
Other Income					
Capital Reserve Dues	10,886.13	10,886.10	0.03	0.00%	14,514.80
Total Other Income	10,886.13	10,886.10	0.03	0.00%	14,514.80
Other Expense					
CAPITAL RESERVE EXPENSES					
Unscheduled - Capital Reserves	20,825.00	3,750.02	-17,074.98	-455.33%	5,000.00
Total CAPITAL RESERVE EXPENSES	20,825.00	3,750.02	-17,074.98	-455.33%	5,000.00
Total Other Expense	20,825.00	3,750.02	-17,074.98	-455.33%	5,000.00

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Net Other Income	-9,938.87	7,136.08	-17,074.95	-239.28%	9,514.80
Total Income	113,091.80	112,299.60	792.20	0.71%	149,732.80
Total Expense	132,702.53	113,560.02	-19,142.51	-16.86%	139,496.09
Net Income	-19,610.73	-1,260.42	-18,350.31	-1455.89%	10,236.71
Asset					
ACCOUNTS RECEIVABLE	-5,691.26	0.00	5,691.26	—	0.00
Total Asset	-5,691.26	0.00	5,691.26	—	0.00
Cash					
CASH					
Operating Cash	-38,333.80	0.00	38,333.80	—	0.00
Capital Reserve	19,845.58	0.00	-19,845.58	—	0.00
Total CASH	-18,488.22	0.00	18,488.22	—	0.00
Total Cash	-18,488.22	0.00	18,488.22	—	0.00
Liability					
LIABILITIES					
ACCOUNTS PAYABLE	-1,205.96	0.00	-1,205.96	—	0.00
AppFolio Prepaid Income	-3,362.79	0.00	-3,362.79	—	0.00
Total LIABILITIES	-4,568.75	0.00	-4,568.75	—	0.00
Total Liability	-4,568.75	0.00	-4,568.75	—	0.00