OREGON-COLUMBIA CHAPTER
ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

Income Statement

For the month of October and 10th month ending October 31, 2017

	Month to Date Actual	Year to Date Actual	Year to Date Budget	Year to Date Variance	Dynamic Budget	Board approved Annual Budget	
Operating Revenue							
Dues Revenue							
General Contractor	132,860	1,328,098	1,298,040	30,058	1,557,648	1,557,648	2.32%
Specialty Contractor	132,535	1,280,812	1,213,900	66,912	1,456,680	1,456,680	5.51%
Associates	18,639	197,807	204,830	(7,023)	245,766	245,766	-3.43%
Subtotal Dues Revenue	284,034	2,806,718	2,716,770	89,948	3,260,094	3,260,094	3.31%
AGCA Charter Fee	(33,625)	(324,741)	(325,000)	259	(392,000)	(392,000)	-0.08%
PAC Funds Included	-	(255,000)	(255,000)	-	(255,000)	(223,700)	0.00%
Discounts Taken - Dues	-	(2,801)	(3,900)	1,099	(3,900)	(3,900)	
Net Dues Revenue	**250,409**	**2,224,176**	**2,132,870**	**91,306**	**2,609,194**	**2,640,494**	4.28%
Non-Dues Revenue							
Core Services	5,294	170,427	190,906	(20,478)	243,523	90,365	-10.73%
Product and Services	8,668	418,599	452,293	(33,694)	476,976	486,636	-7.45%
Ore. Workers Comp Contract	153,282	1,384,581	1,350,000	34,581	1,622,000	1,622,000	2.56%
Net Non-Dues Revenue	**167,244**	**1,973,607**	**1,993,199**	**(19,591)**	**2,342,499**	**2,199,001**	-0.98%
Total Operating Revenue	**417,652**	**4,197,783**	**4,126,069**	**71,714**	**4,951,693**	**4,839,495**	1.74%
Operating Expenses							
General & Administrative	151,465	976,798	1,066,881	(90,082)	1,203,625	1,164,321	-8.44%
Salaries	217,287	2,173,628	2,230,627	(56,999)	2,734,066	2,718,066	-2.56%
Travel & Entertainment	22,769	147,055	159,958	(12,903)	175,111	176,900	-8.07%
Contract Labor	72,422	375,355	380,144	(4,789)	436,901	397,278	-1.26%
Programs	225	205,679	189,325	16,354	189,700	171,000	8.64%
Rent	17,653	160,275	159,445	830	194,543	194,183	0.52%
Total Operating Expenses	**481,822**	**4,038,790**	**4,186,379**	**(147,589)**	**4,933,946**	**4,821,748**	-3.53%
Total Operating Income / (Loss)	**(64,170)**	**158,993**	**(60,310)**	**219,303**	**17,747**	**17,747**	
Non Operating Revenue							
Unrealized Investment Gains/(Loss)	25,740	182,239	-	182,239	-	-	
Fund Managers Fee	(4,050)	(16,702)	(16,020)	(682)	(16,020)	(16,020)	
Increase/(Decrease) in Fund Balance (excluding Facilities Fund)	**(42,480)**	**324,531**	**(76,330)**	**400,861**	**1,727**	**1,727**	
Facilities Fund							
AGC Center Gain/(Loss)	14,854	148,540	148,541	(1)	178,251	195,530	
Interest and Dividend Income	2,996	29,834	13,350	16,484	16,020	16,020	
Unrealized Investment Gains/(Loss)	8,456	94,976	17,279	77,697	17,279	-	
Fund Managers Fee	(4,237)	(18,403)	(16,020)	(2,383)	(16,020)	(16,020)	
Total Facilities Fund Income/(Loss)	**22,069**	**254,947**	**163,150**	**91,797**	**195,530**	**195,530**	
Total Increase/(Decrease) in Net Assets (including Facilities Fund)	**(20,411)**	**579,478**	**86,820**	**492,658**	**197,257**	**197,257**	

OREGON-COLUMBIA CHAPTER
ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

Balance Sheet

October 31, 2017

Assets

	Oct 2017	Sep 2017	Oct 2016	Dec 2016
Current Assets				
Cash	$468,398	$311,992	$890,032	$188,742
Accounts Receivable	$59,580	$117,428	$47,345	$57,020
Prepaid Expenses	$89,054	$88,536	$91,441	$91,269
Short Term Investments	$2,213,106	$2,312,821	$1,610,557	$1,410,946
Total Current Assets	$2,830,138	$2,830,776	$2,639,375	$1,747,977
Long Term Investments				
Securities Portfolio	$1,812,972	$1,789,959	$1,583,194	$1,628,362
Facilities Fund	$1,955,676	$1,948,461	$1,846,973	$1,849,269
Total Long Term Investments	$3,768,648	$3,738,421	$3,430,167	$3,477,631
Depreciable Assets	$553,154	$581,256	$644,380	$637,973
Total Assets	**$7,151,940**	**$7,150,453**	**$6,713,922**	**$5,863,580**

Liabilities and Net Asset Balance

	Oct 2017	Sep 2017	Oct 2016	Dec 2016
Current Liabilities				
Accounts Payable	$77,243	$72,530	$226,473	$130,035
PAC Contributions Payable	$6,850	$6,850	$2,000	$100
Taxes & Pension Payable	($11)	($11)	($7,291)	$79
Accrued Vacation Payable	$106,693	$107,913	$158,765	$146,602
Deferred Dues	$1,976,078	$2,243,039	$1,912,233	$1,359,936
Unearned National Dues Paid	($67,250)	($100,875)	($190,241)	($190,241)
Other Unearned Income	$645,946	$375,858	$771,806	$407,052
Total Current Liabilities	**$2,745,549**	**$2,705,304**	**$2,873,744**	**$1,853,563**
Long Term Liabilities				
Deferred Income - AGC Center	$460,487	$475,341	$787,278	$609,027
Notes Payable (Vehicles)	$105,947	$109,440	$113,557	$140,511
Total Long Term Liabilities	**$566,434**	**$584,781**	**$900,835**	**$749,538**
Net Assets				
Other Net Assets	$659,030	$686,656	($132,881)	$185,959
Restricted Facilities Fund	$1,955,676	$1,948,461	$1,846,973	$1,849,269
Designated Financial Reserve	$1,225,251	$1,225,251	$1,225,251	$1,225,251
Total Net Assets	**$3,839,957**	**$3,860,368**	**$2,939,343**	**$3,260,479**
Total Liabilities and Net Asset Balance	**$7,151,940**	**$7,150,453**	**$6,713,922**	**$5,863,580**

OREGON-COLUMBIA CHAPTER
ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
Income Statement Comparison with Prior Year

	Oct 2016 Actual	Oct 2017 Actual	Oct 16 vs 17	2016 YTD Actual	2017 YTD Actual	YTD 16 vs. 17
Operating Revenue						
Dues Revenue						
General Contractor	131,353	132,860	1,507	1,259,899	1,328,098	68,200
Specialty Contractor	124,386	132,535	8,149	1,213,804	1,280,812	67,008
Associates	20,002	18,639	(1,363)	209,816	197,807	(12,008)
Subtotal Dues Revenue	275,741	284,034	8,292	2,683,519	2,806,718	123,199
AGCA Charter Fee	-	(33,625)	(33,625)	(302,501)	(324,741)	(22,240)
PAC Funds Included	-	-	-	(230,000)	(255,000)	(25,000)
Discounts Taken - Dues	-	-	-	(2,581)	(2,801)	(220)
Net Dues Revenue	**275,741**	**250,409**	(25,333)	**2,148,436**	**2,224,176**	75,740
Non-Dues Revenue						
Core Services	5,298	5,294	(4)	101,338	175,422	74,084
Product and Services	22,908	8,668	(14,240)	461,911	395,089	(66,822)
Ore. Workers Comp Contract	124,299	153,282	28,983	1,334,127	1,384,581	50,454
Net Non-Dues Revenue	**152,505**	**167,244**	14,738	**1,897,376**	**1,955,092**	57,717
			-			
Total Operating Revenue	**428,247**	**417,652**	(10,595)	**4,045,812**	**4,179,268**	133,456
Operating Expenses						
General & Administrative	56,633	151,465	94,832	813,153	976,798	163,645
Salaries	189,506	217,287	27,781	2,095,575	2,173,628	78,053
Travel & Entertainment	15,159	22,769	7,609	143,092	147,055	3,963
Contract Labor	53,760	72,422	18,663	360,864	375,355	14,491
Programs	-	225	225	169,502	205,679	36,177
Rent	17,223	17,653	430	154,868	160,275	5,407
Total Operating Expenses	**332,282**	**481,822**	149,540	**3,737,054**	**4,038,790**	301,736
			-			
Total Operating Income / (Loss)	**95,965**	**(64,170)**	(160,134)	**308,758**	**140,478**	(168,280)
Non Operating Revenue						
Unrealized Investment Gains/(Loss)	(27,449)	25,740	53,189	72,918	182,239	109,322
Fund Managers Fee	(4,085)	(4,050)	35	(15,838)	(16,702)	(863)
Total Non Operating Income	**(31,534)**	**21,690**	53,223	**57,079**	**165,538**	108,458
			-			
Increase/(Decrease) in Fund Balance (excluding Facilities Fund)	**64,431**	**(42,480)**	(106,911)	**365,837**	**306,016**	(59,822)
Facilities Fund						
AGC Center Gain/(Loss)	-	14,854	14,854	-	148,540	148,540
AGC Center 2nd Floor TI Depreciation	-	-	-	-	-	-
Interest and Dividend Income	2,824	2,996	173	27,305	29,834	2,529
Unrealized Investment Gains/(Loss)	(18,592)	8,456	27,048	78,318	94,976	16,658
Fund Managers Fee	(4,723)	(4,237)	486	(18,301)	(18,403)	(102)
Total Facilities Fund Income/(Loss)	**(20,492)**	**22,069**	42,561	**87,322**	**254,947**	167,625
Total Increase/(Decrease) in Net Assets (including Facilities Fund)	**43,939**	**(20,411)**	(64,350)	**453,159**	**560,963**	107,803