

**One Breckenridge Place HOA
2017-2018 Proposed Operating Budget**

	16-17 Budget	16-17 Actuals	17-18 Proposed Budget	% Change Actual to PY Budget	% Change Proposed Budget to Actuals	% Change Proposed Budget to PY Budget	\$ Change Proposed Budget to PY Budget	Comments
Income	Oct - Sept	Oct - Sept	Oct - Sept					
Operating Income								
4010 · Dues Income - Operating	237,120	237,120	249,600	100.00%	105.26%	105.26%	12,480	5.26% Operating Dues Increase
4020 · Interest Income	-	47	-	0.00%	0.00%	0.00%	-	
4030 · Late Payment Fee Income	-	448	-	0.00%	0.00%	0.00%	-	
Operating Income Subtotal	237,120	237,615	249,600	100.21%	105.04%	105.26%	12,480	
Reserve Income								
4310 · Dues Income - Reserve	46,800	46,800	42,900	100.00%	91.67%	91.67%	(3,900)	Tied to 20% of Operating Budget
4320 · Reserve Interest Income	-	192	-	0.00%	0.00%	0.00%	-	
4330 · Investment Interest Income	-	-	1,687	0.00%	0.00%	0.00%	1,687	Assumes renewal of 6 month CD at 1.35%
Reserve Income Subtotal	46,800	46,992	44,587	100.41%	94.88%	95.27%	(2,213)	
Total Income	283,920	284,607	294,187	100.24%	103.37%	103.62%	10,267	3.62% overall dues increase
Expense								
Maintenance & Repair								
5110 · General Maintenance & Repair	9,985	5,487	8,702	54.96%	158.59%	87.15%	(1,283)	
5120 · General Supplies	840	1,108	1,200	131.91%	108.30%	142.86%	360	
Maintenance & Repair Subtotal	10,825	6,595	9,902	60.93%	150.14%	91.47%	(923)	
Common Area Operations								
5210 · Snow Removal	18,925	17,230	18,500	91.04%	107.37%	97.75%	(425)	
5220 · Snow Removal/Roof	10,000	6,100	10,000	61.00%	163.93%	100.00%	-	
5230 · Landscaping	13,679	19,855	16,000	145.15%	80.58%	116.96%	2,321	\$2,100 of PY Expense included in actuals, increased landscaping expense occurred PY budget, new budget reflects actual expenditure
Common Area Operations Subtotal	42,604	43,185	44,500	101.36%	103.04%	104.45%	1,896	
Utilities								
5310 · Internet/Cable TV	38,411	37,563	38,400	97.79%	102.23%	99.97%	(11)	Includes 3% increase from actuals
5320 · Common Area Electricity	8,365	7,733	9,100	92.44%	117.67%	108.78%	735	Includes estimated increase due to 7 new heat tape zones
5330 · Pool Use Fees	10,244	10,732	11,420	104.76%	106.42%	111.48%	1,176	Called Woodwinds, projecting to increase dues by at least 5%
5340 · Trash Removal	17,766	17,808	18,600	100.24%	104.45%	104.69%	834	
5350 · Water	17,769	18,108	19,500	101.91%	107.69%	109.74%	1,731	Announced increase of water cost 10% in January, budget reflects actuals plus increase
5360 · Sewer	26,770	26,770	26,793	100.00%	100.09%	100.09%	23	
Utilities Subtotal	119,325	118,714	123,813	99.49%	104.30%	103.76%	4,488	
Administrative								
6010 · Management Fee	32,556	32,556	34,200	100.00%	105.05%	105.05%	1,644	Includes 5% increase, last in 15-16 of 5%
6030 · Legal Fees	500	-	500	0.00%	0.00%	100.00%	-	
6060 · Accounting & Tax	930	728	630	78.28%	86.53%	67.74%	(300)	
6110 · General Admin Expense	987	3,808	1,747	385.78%	45.87%	176.97%	760	
6120 · Bank Charges	-	198	-	0.00%	0.00%	0.00%	-	
6130 · Postage	-	88	200	0.00%	227.56%	0.00%	200	
6140 · Insurance Expense	29,393	33,117	34,108	112.67%	102.99%	116.04%	4,715	estimated 3% increase from actuals
Administrative Subtotal	64,366	70,495	71,385	109.52%	101.26%	110.91%	7,019	
Total Expense	237,120	238,989	249,600	100.79%	104.44%	105.26%	12,480	
Reserve Fund Contribution	46,800	46,992	44,587	100.41%	94.88%	95.27%	(2,213)	
Net Income	-	(1,374)	-					