

One Breckenridge Place HOA
Balance Sheet
ONE BRECK PLACE HOA

Feb 28, 17

ASSETS	
Current Assets	
Checking/Savings	
1110 · OBP - Operating Checking	9,899.50
1120 · OBP - Savings	1,001.95
1130 · OBP - Reserve	177,496.88
1140 · OBP - Working Capital	7,901.48
Total Checking/Savings	196,299.81
Accounts Receivable	
1200 · Accounts Receivable	7,370.00
Total Accounts Receivable	7,370.00
Total Current Assets	203,669.81
Fixed Assets	
1510 · Roof Asset	248,397.48
1511 · Accum Depr - Roof	-66,100.00
1520 · Major Replacements/Improvements	71,333.94
1521 · Accum Depr - Major Replace/Impr	-14,155.00
1530 · Exterior Upgrade in Process	780,490.51
Total Fixed Assets	1,019,966.93
TOTAL ASSETS	<u>1,223,636.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable	5,046.01
Total Accounts Payable	5,046.01
Other Current Liabilities	
2200 · Accrued A/P	-12.00
Total Other Current Liabilities	-12.00
Total Current Liabilities	5,034.01
Total Liabilities	5,034.01
Equity	
3100 · Working Capital	48,154.10
3200 · Reserve Equity	195,923.30
3900 · Retained Earnings	929,040.55
Net Income	45,484.78
Total Equity	1,218,602.73
TOTAL LIABILITIES & EQUITY	<u>1,223,636.74</u>

One Breckenridge Place HOA

Operating Budget vs. Actual

October 2016 through February 2017

	Oct '16 - Feb...	Budget	\$ Over Budget	% of Budget	Oct '16 - Feb...	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4010 · Dues Income - Operating	118,560.00	118,560.00	0.00	100.0%	118,560.00	118,560.00	0.00	100.0%	237,120.00
4020 · Interest Income	27.87	0.00	27.87	100.0%	27.87	0.00	27.87	100.0%	0.00
4030 · Late Payment Fee Income	214.76	0.00	214.76	100.0%	214.76	0.00	214.76	100.0%	0.00
Total Income	118,802.63	118,560.00	242.63	100.2%	118,802.63	118,560.00	242.63	100.2%	237,120.00
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Re...	672.53	1,200.00	-527.47	56.0%	672.53	1,200.00	-527.47	56.0%	9,985.00
5120 · General Supplies	165.45	350.00	-184.55	47.3%	165.45	350.00	-184.55	47.3%	840.00
Total 5100 · Maintenance & Repair	837.98	1,550.00	-712.02	54.1%	837.98	1,550.00	-712.02	54.1%	10,825.00
5200 · Operations									
5210 · Snow Removal	12,080.00	12,617.00	-537.00	95.7%	12,080.00	12,617.00	-537.00	95.7%	18,925.00
5220 · Snow Removal/Roof	5,905.00	6,667.00	-762.00	88.6%	5,905.00	6,667.00	-762.00	88.6%	10,000.00
5230 · Landscaping	5,318.25	3,908.42	1,409.83	136.1%	5,318.25	3,908.42	1,409.83	136.1%	13,679.47
Total 5200 · Operations	23,303.25	23,192.42	110.83	100.5%	23,303.25	23,192.42	110.83	100.5%	42,604.47
5300 · Utilities									
5310 · Internet/Cable TV	15,843.29	16,004.40	-161.11	99.0%	15,843.29	16,004.40	-161.11	99.0%	38,410.56
5320 · Common Area Electricity	326.26	375.00	-48.74	87.0%	326.26	375.00	-48.74	87.0%	8,365.44
5330 · Pool Use Fees	5,301.12	5,072.34	228.78	104.5%	5,301.12	5,072.34	228.78	104.5%	10,244.14
5340 · Trash Removal	7,135.00	7,402.57	-267.57	96.4%	7,135.00	7,402.57	-267.57	96.4%	17,766.15
5350 · Water	4,305.79	5,193.49	-887.70	82.9%	4,305.79	5,193.49	-887.70	82.9%	17,768.82
5360 · Sewer	13,384.80	13,384.80	0.00	100.0%	13,384.80	13,384.80	0.00	100.0%	26,769.60
Total 5300 · Utilities	46,296.26	47,432.60	-1,136.34	97.6%	46,296.26	47,432.60	-1,136.34	97.6%	119,324.71
6000 · Administrative									
6010 · Management Fee	13,565.00	13,565.00	0.00	100.0%	13,565.00	13,565.00	0.00	100.0%	32,556.00
6030 · Legal Fees	0.00	250.00	-250.00	0.0%	0.00	250.00	-250.00	0.0%	500.00
6060 · Tax Return Filing Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	930.00
6110 · General Admin Expense	1,855.00	875.16	979.84	212.0%	1,855.00	875.16	979.84	212.0%	987.16
6130 · Postage	60.71	0.00	60.71	100.0%	60.71	0.00	60.71	100.0%	0.00
6140 · Insurance Expense	10,881.41	12,246.95	-1,365.54	88.8%	10,881.41	12,246.95	-1,365.54	88.8%	29,392.66
Total 6000 · Administrative	26,362.12	26,937.11	-574.99	97.9%	26,362.12	26,937.11	-574.99	97.9%	64,365.82
Total Expense	96,799.61	99,112.13	-2,312.52	97.7%	96,799.61	99,112.13	-2,312.52	97.7%	237,120.00
Net Ordinary Income	22,003.02	19,447.87	2,555.15	113.1%	22,003.02	19,447.87	2,555.15	113.1%	0.00
Net Income	22,003.02	19,447.87	2,555.15	113.1%	22,003.02	19,447.87	2,555.15	113.1%	0.00

One Breckenridge Place HOA

Operating Budget vs. Actual

February 2017

	Feb 17	Budget	\$ Over Budget	% of Budget	Oct '16 - Feb...	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4010 · Dues Income - Operating	0.00	0.00	0.00	0.0%	118,560.00	118,560.00	0.00	100.0%	237,120.00
4020 · Interest Income	2.61	0.00	2.61	100.0%	27.87	0.00	27.87	100.0%	0.00
4030 · Late Payment Fee Income	0.00	0.00	0.00	0.0%	214.76	0.00	214.76	100.0%	0.00
Total Income	2.61	0.00	2.61	100.0%	118,802.63	118,560.00	242.63	100.2%	237,120.00
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Re...	0.00	100.00	-100.00	0.0%	672.53	1,200.00	-527.47	56.0%	9,985.00
5120 · General Supplies	0.00	70.00	-70.00	0.0%	165.45	350.00	-184.55	47.3%	840.00
Total 5100 · Maintenance & Repair	0.00	170.00	-170.00	0.0%	837.98	1,550.00	-712.02	54.1%	10,825.00
5200 · Operations									
5210 · Snow Removal	2,150.00	3,154.00	-1,004.00	68.2%	12,080.00	12,617.00	-537.00	95.7%	18,925.00
5220 · Snow Removal/Roof	0.00	1,667.00	-1,667.00	0.0%	5,905.00	6,667.00	-762.00	88.6%	10,000.00
5230 · Landscaping	0.00	0.00	0.00	0.0%	5,318.25	3,908.42	1,409.83	136.1%	13,679.47
Total 5200 · Operations	2,150.00	4,821.00	-2,671.00	44.6%	23,303.25	23,192.42	110.83	100.5%	42,604.47
5300 · Utilities									
5310 · Internet/Cable TV	3,110.86	3,200.88	-90.02	97.2%	15,843.29	16,004.40	-161.11	99.0%	38,410.56
5320 · Common Area Electricity	56.98	75.00	-18.02	76.0%	326.26	375.00	-48.74	87.0%	8,365.44
5330 · Pool Use Fees	0.00	0.00	0.00	0.0%	5,301.12	5,072.34	228.78	104.5%	10,244.14
5340 · Trash Removal	1,427.00	1,480.51	-53.51	96.4%	7,135.00	7,402.57	-267.57	96.4%	17,766.15
5350 · Water	0.00	0.00	0.00	0.0%	4,305.79	5,193.49	-887.70	82.9%	17,768.82
5360 · Sewer	0.00	0.00	0.00	0.0%	13,384.80	13,384.80	0.00	100.0%	26,769.60
Total 5300 · Utilities	4,594.84	4,756.39	-161.55	96.6%	46,296.26	47,432.60	-1,136.34	97.6%	119,324.71
6000 · Administrative									
6010 · Management Fee	2,713.00	2,713.00	0.00	100.0%	13,565.00	13,565.00	0.00	100.0%	32,556.00
6030 · Legal Fees	0.00	0.00	0.00	0.0%	0.00	250.00	-250.00	0.0%	500.00
6060 · Tax Return Filing Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	930.00
6110 · General Admin Expense	66.00	16.00	50.00	412.5%	1,855.00	875.16	979.84	212.0%	987.16
6120 · Bank Charges	-12.00	0.00	-12.00	100.0%	0.00	0.00	0.00	0.0%	0.00
6130 · Postage	13.11	0.00	13.11	100.0%	60.71	0.00	60.71	100.0%	0.00
6140 · Insurance Expense	2,182.55	2,449.39	-266.84	89.1%	10,881.41	12,246.95	-1,365.54	88.8%	29,392.66
Total 6000 · Administrative	4,962.66	5,178.39	-215.73	95.8%	26,362.12	26,937.11	-574.99	97.9%	64,365.82
Total Expense	11,707.50	14,925.78	-3,218.28	78.4%	96,799.61	99,112.13	-2,312.52	97.7%	237,120.00
Net Ordinary Income	-11,704.89	-14,925.78	3,220.89	78.4%	22,003.02	19,447.87	2,555.15	113.1%	0.00
Net Income	-11,704.89	-14,925.78	3,220.89	78.4%	22,003.02	19,447.87	2,555.15	113.1%	0.00