

Corral Operating Budget Comparison

	14-15 Budget	14-15 Projected Actual		15-16 Approved Budget
Revenue	Sept-Aug	Sept-Aug		Sept-Aug
Dues Income	\$ 545,772	\$ 545,774	Dues Income	\$ 545,772
Reserve Income	\$ 56,772	\$ 56,770	Reserve Income	\$ 56,772
Special Assessment	\$ 56,723	\$ 55,999	Special Assessment	\$ -
Late Fees	\$ -	\$ 3,120	Late Fees	\$ -
Interest Income OPR	\$ -	\$ 63	Interest Income OPR	\$ -
Interest Income RES	\$ -	\$ 360	Interest Income RES	\$ -
Misc Owner Charges (HOA)	\$ -	\$ 8,126	Misc Owner Charges (HOA)	\$ 8,000
Office Rental Income CAB	\$ -	\$ -	Office Rental Income CAB	\$ -
Total HOA Income	\$ 659,267	\$ 670,212	Total HOA Income	\$ 610,544

Per Board-budget for sales to cover legal fees

Dues remain the same

Expenses					
Common Area Expenses		Common Area Expenses		Common Area Expenses	
Common Area Cleaning to GWL	\$ 4,200	\$ 4,200	Common Area Cleaning to GWL	\$ 4,200	
Hot Tub Fee to GWL	\$ 9,000	\$ 9,000	Hot Tub Service Fee to GWL	\$ 9,000	
Landscaping to GWL	\$ 9,000	\$ 9,000	Landscaping to GWL	\$ 9,000	
Maintenance to GWL	\$ 5,400	\$ 5,400	Maintenance to GWL	\$ 5,400	
Parking area & Sidewalk to GWL	\$ 1,200	\$ 1,200	Parking Area & Sidewalk to GWL	\$ 1,200	
Snow Removal to GWL	\$ 13,000	\$ 13,000	Snow Removal to GWL	\$ 13,000	
Total Expenses Paid to GWL	\$ 41,800	\$ 41,800	Total Expense to GWL	\$ 41,800	

Administration		Administration		Administration	
Insurance Expense	\$ 45,262	\$ 42,384	Insurance Expense	\$ 48,408	10% from premium
Property Management Fee	\$ 54,000	\$ 54,000	Property Management Fee	\$ 54,000	
Postage	\$ 10	\$ -	Postage	\$ 100	
Bank Fees	\$ -	\$ 65	Bank fees	\$ -	No bank chgs
Property Taxes	\$ 692	\$ 722	Property Taxes	\$ 750	
Interest Expense	\$ -	\$ -	Legal Fees	\$ 1,000	
Administration Expense	\$ 700	\$ 1,194	Administration Expense	\$ 1,400	Combined prof fees
Advertising	\$ -	\$ -	Tax Preparation	\$ 700	
IT Expense	\$ -	\$ -	IT Expense	\$ -	
Total Administration	\$ 100,664	\$ 98,365	Total Administration	\$ 106,358	

Repairs and Maintenance		Repairs and Maintenance		Repairs and Maintenance	
Mech systems Service Agreement	\$ -	\$ 29,532	Mech systems Service Agreement	\$ 29,532	
Alarm Systems Monitoring & Maint	\$ 1,200	\$ 2,763	Alarm Systems Monitoring & Maint	\$ 2,763	
Snowmelt System Repairs	\$ 16,289	\$ 632	Snowmelt System Repairs	\$ 1,000	
Fitness room Supplies	\$ 300	\$ -	Fitness room Supplies	\$ -	Any supplies under general supplies
Elevator repairs/inspections	\$ 12,040	\$ 17,866	Elevator repairs/inspections	\$ 16,652	
Telephone System Repairs	\$ 1,210	\$ -	Telephone System Repairs	\$ -	
Contractor Maint & Repairs	\$ 3,000	\$ 16,154	Contractor Maint & Repairs	\$ -	Landscaping, Cleaning Contractor, Snow Removal
Hot Tub Repairs & Supplies	\$ 4,200	\$ 5,914	Hot Tub Repairs & Supplies	\$ 5,323	
Boiler Repairs & Inspections	\$ 23,365	\$ 8,995	Boiler Repairs & Inspections	\$ 8,095	
Other Heating & Boiler repairs	\$ 23,365	\$ -	Landscaping	\$ 3,519	
General Supplies	\$ 3,000	\$ 9,504	General Supplies	\$ 8,880	
Fire Safety Expense	\$ 6,250	\$ 2,928	Fire Safety Expense	\$ 2,988	
Roof & Gutter Repairs	\$ 5,750	\$ -	Snow Removal Roof & Driveway	\$ 4,200	
Common Electrical and Lighting	\$ 3,000	\$ -	Cleaning Contractor	\$ 8,520	
Exterior Window Washing	\$ 4,250	\$ 4,400	Exterior Window Washing	\$ 4,400	
Building Maintenance & Repairs	\$ -	\$ 35,361	Building Maintenance & Repairs	\$ 28,231	
Other Maintenance Expense	\$ 1,800	\$ -	Other Maintenance Expense	\$ -	
Total Repairs and Maintenance	\$ 109,018	\$ 134,049	Total Repairs and Maintenance	\$ 124,104	

Utilities		Utilities		Utilities	
Gas	\$ 98,609	\$ 96,535	Gas	\$ 101,361	5% from actuals
Electric	\$ 55,476	\$ 37,234	Electric	\$ 39,096	5% from actuals
			Cable TV		
			Internet		
Cable TV	\$ 34,020	\$ 33,186	Digital Voice		
Internet	\$ 18,900	\$ 19,937	Comcast Bundle	\$ 73,773	Combined Comcast Bundle, 5% in May
Sewer	\$ 32,136	\$ 32,136	Sewer	\$ 32,136	Same as actuals
Trash Removal	\$ 8,680	\$ 9,085	Trash Removal	\$ 9,539	5% from actuals
Water	\$ 14,268	\$ 13,818	Water	\$ 14,004	Same as actuals
Telephone	\$ 18,900	\$ 15,742	Telephone	\$ 3,600	CenturyLink
Total Utilities	\$ 280,990	\$ 257,672	Total Utilities	\$ 273,510	

Other Expenses		Other Expenses		Other Expenses	
Board Member Expense	\$ 300	\$ -			Moved under Administration Section
Legal Fees	\$ 6,000	\$ 3,780			
Professional Fees	\$ 3,000	\$ 1,121			
Audit/Tax Expense	\$ 600	\$ 4,740			
Reserve Fund Study	\$ 3,400	\$ -			
Transfer to Reserve	\$ -	\$ -			
Bad Debt	\$ -	\$ (2,571)			
Total Other Expenses	\$ 13,300	\$ 7,070			

Total Expenses	\$ 545,772	\$ 538,957	Total Expenses	\$ 545,772
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Contingency Legal Fees/From Misc Inc	\$ 8,000
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Reserve Fund	\$ 113,495	\$ 113,129	Reserve Fund	\$ 56,772
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Yearly Profit/ Loss	\$ -	\$ 18,126	Yearly Profit/ Loss	\$ -
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