

Corral Operating Budget Comparison

	15-16 Budget	15-16 Projected Actual	16-17 Proposed Budget	15-16 Budget to 16-17 Budget
Revenue	Sept-Aug	Sept-Aug	Sept-Aug	
Dues Income	\$ 545,772	\$ 545,774	\$ 545,772	0.00%
Reserve Income	\$ 56,772	\$ 56,770	\$ 56,772	0.00%
Special Assessment	\$ -	\$ -	\$ -	#DIV/0!
Late Fees	\$ -	\$ 706	\$ -	#DIV/0!
Interest Income OPR	\$ -	\$ 17	\$ -	#DIV/0!
Interest Income RES	\$ -	\$ 828	\$ -	#DIV/0!
Misc Owner Charges (HOA)	\$ 8,000	\$ 6,368	\$ -	-100.00%
Total HOA Income	\$ 610,544	\$ 610,463	\$ 602,544	-1.31%

Dues remain the same

Expenses

Common Area Expenses

Common Area Cleaning to GWL	\$ 4,200	\$ 4,200	\$ 4,200	0.00%
Hot Tub Service Fee to GWL	\$ 9,000	\$ 9,000	\$ 9,000	0.00%
Landscaping to GWL	\$ 9,000	\$ 9,000	\$ 9,000	0.00%
Maintenance to GWL	\$ 5,400	\$ 5,400	\$ 5,400	0.00%
Parking Area & Sidewalk to GWL	\$ 1,200	\$ 1,200	\$ 1,200	0.00%
Snow Removal to GWL	\$ 13,000	\$ 13,000	\$ 13,000	0.00%
Total Expense to GWL	\$ 41,800	\$ 41,800	\$ 41,800	0.00%
Administration				
Insurance Expense	\$ 48,408	\$ 43,852	\$ 45,996	-4.98%
Property Management Fee	\$ 54,000	\$ 54,000	\$ 54,000	0.00%
Postage	\$ 100	\$ 102	\$ 100	0.00%
Property Taxes	\$ 750	\$ 922	\$ 925	23.33%
Legal Fees	\$ 1,000	\$ 6,006	\$ 800	-20.00%
Administration Expense	\$ 1,400	\$ 1,458	\$ 1,400	0.00%
Tax Preparation	\$ 700	\$ 975	\$ 600	-14.29%
Total Administration	\$ 106,358	\$ 107,314	\$ 103,821	-2.39%
Repairs and Maintenance				
Mech systems Service Agreement	\$ 29,532	\$ 29,532	\$ 29,532	0.00%
Alarm Systems Monitoring & Maint	\$ 2,763	\$ 1,803	\$ 1,803	-34.75%
Snowmelt System Repairs	\$ 1,000	\$ 5,555	\$ 1,000	0.00%
Elevator repairs/inspections	\$ 16,652	\$ 19,068	\$ 17,078	2.56%
Hot Tub Repairs & Supplies	\$ 5,323	\$ 5,344	\$ 5,344	0.39%
Boiler Repairs & Inspections	\$ 8,095	\$ 9,419	\$ 8,006	-1.10%
Landscaping	\$ 3,519	\$ 4,863	\$ 4,376	24.36%
General Supplies	\$ 8,880	\$ 5,623	\$ 6,600	-25.68%
Fire Safety Expense	\$ 2,988	\$ 5,216	\$ 3,850	28.85%
Snow Removal Roof & Driveway	\$ 4,200	\$ 2,610	\$ 4,200	0.00%
Cleaning Contractor	\$ 8,520	\$ 8,840	\$ 8,520	0.00%
Exterior Window Washing	\$ 4,400	\$ 4,400	\$ 4,400	0.00%
Building Maintenance & Repairs	\$ 28,231	\$ 29,673	\$ 26,679	-5.50%
Total Repairs and Maintenance	\$ 124,104	\$ 131,945	\$ 121,388	-2.19%
Utilities				
Gas	\$ 101,361	\$ 96,307	\$ 101,123	-0.24%
Electric	\$ 39,096	\$ 35,512	\$ 37,287	-4.63%
Comcast Bundle	\$ 73,773	\$ 75,086	\$ 75,110	1.81%
Sewer	\$ 32,136	\$ 32,136	\$ 32,136	0.00%
Trash Removal	\$ 9,539	\$ 8,865	\$ 9,205	-3.50%
Water	\$ 14,004	\$ 14,754	\$ 14,901	6.41%
Telephone	\$ 3,600	\$ 9,146	\$ 9,000	150.00%
Total Utilities	\$ 273,510	\$ 271,806	\$ 278,762	1.92%
Total Expenses	\$ 545,772	\$ 552,865	\$ 545,772	0.00%

Contingency Legal Fees/From Misc Inc	\$ 8,000	\$ -	\$ -	
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Reserve Fund	\$ 56,772	\$ 57,599	\$ 56,772	0.00%
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Yearly Profit/ Loss	\$ (0)	\$ -	\$ (0)	
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