

**The Corral At Breckenridge HOA
2017-2018 Proposed Operating Budget**

		16-17	17-18	% Change	% Change	% Change
	16-17	Estimated	Proposed	Actual to PY	Proposed	Proposed
Income	Budget	Actuals	Budget	Budget	Budget to	Budget to
	Sept - Aug	Sept - Aug	Sept - Aug		PY Budget	PY Budget
Operating Income						
4110 · Dues Income - Operating	545,712	545,774	559,440	100.01%	102.50%	102.52%
4120 · Interest Income - Operating	-	16	-	0.00%	0.00%	0.00%
4130 · Late Payment Fee Income	-	251	-	0.00%	0.00%	0.00%
4140 · Returned Check Fee Income	-	185	-	0.00%	0.00%	0.00%
Operating Income Subtotal	545,712	546,225	559,440	100.09%	102.42%	102.52%
Reserve Income						
4210 · Dues Income - Reserve	56,772	56,770	55,944	100.00%	98.54%	98.54%
4220 · Interest Income - Reserve	-	508	-	0.00%	0.00%	0.00%
Reserve Income Subtotal	56,772	57,279	55,944	100.89%	97.67%	98.54%
Total Income	602,484	603,504	615,384	100.17%	101.97%	102.14%
Expense						
Maintenance & Repair						
5110 · General Maintenance & Repair	26,679	28,666	28,300	107.45%	98.72%	106.08%
5120 · General Supplies	6,600	5,299	6,600	80.28%	124.56%	100.00%
5130 · Mechanical Sys Service Agmt	29,532	29,578	29,640	100.15%	100.21%	100.37%
5140 · Alarm Sys Monitoring & Repair	1,803	1,981	2,150	109.85%	108.54%	119.23%
5150 · Boiler Repairs & Maint	8,006	1,480	4,500	18.49%	303.99%	56.21%
5160 · Snow Melt System Repairs	1,000	-	-	0.00%	0.00%	0.00%
5170 · Elevator Repairs & Inspections	17,078	21,321	21,400	124.85%	100.37%	125.31%
5180 · Hot Tub Repairs & Maint	5,344	2,743	1,200	51.34%	43.74%	22.46%
5190 · Fire Safety Expense	3,850	3,320	3,400	86.24%	102.40%	88.31%
Maintenance & Repair Subtotal	99,892	94,389	97,190	94.49%	102.97%	97.30%
Common Area Operations						
5210 · General Maintenance (GWL)	5,400	5,400	5,400	100.00%	100.00%	100.00%
5215 · Parking Area & Sidewalk (GWL)	1,200	1,200	1,200	100.00%	100.00%	100.00%
5220 · Cleaning Contractor	8,520	7,800	7,800	91.55%	100.00%	91.55%
5225 · Common Area Cleaning (GWL)	4,200	4,200	4,200	100.00%	100.00%	100.00%
5230 · Snow Removal Roof & Driveway	4,200	3,011	3,150	71.70%	104.61%	75.00%
5235 · Snow Removal (GWL)	13,000	13,000	13,000	100.00%	100.00%	100.00%
5240 · Landscaping	4,376	4,334	11,800	99.03%	272.27%	269.63%
5245 · Landscaping (GWL)	9,000	9,000	9,000	100.00%	100.00%	100.00%
5250 · Exterior Window Washing	4,400	4,730	4,730	107.50%	100.00%	107.50%
5260 · Hot Tub Maintenance (GWL)	9,000	9,000	9,000	100.00%	100.00%	100.00%
Common Area Operations Subtotal	63,296	61,675	69,280	97.44%	112.33%	109.45%
Utilities						
5310 · Electricity	37,287	54,617	56,000	146.48%	102.53%	150.19%
5320 · Gas	101,123	90,599	91,000	89.59%	100.44%	89.99%
5330 · Sewer	32,136	32,136	32,200	100.00%	100.20%	100.20%
5340 · Trash Removal	9,205	10,763	11,800	116.93%	109.63%	128.19%
5350 · Water	14,901	16,312	16,500	109.46%	101.15%	110.73%
5360 · Telephone	9,000	7,174	4,800	79.71%	66.91%	53.33%
5370 · Internet/Cable TV	75,110	75,430	75,600	100.43%	100.23%	100.65%
Utilities Subtotal	278,762	287,031	287,900	102.97%	100.30%	103.28%
Administrative						
6010 · Management Fees	54,000	54,000	54,000	100.00%	100.00%	100.00%
6020 · General Administrative Expense	1,400	2,493	1,500	178.04%	60.18%	107.14%
6030 · Insurance Expense	45,996	45,996	46,800	100.00%	101.75%	101.75%
6040 · Property Taxes	925	950	950	102.70%	100.01%	102.70%
6050 · Tax Preparation	600	840	840	140.00%	100.00%	140.00%
6060 · Legal Fees	800	895	900	111.93%	100.51%	112.50%
6070 · Bank Service Charges	-	150	-	0.00%	0.00%	0.00%
6080 · Postage and Shipping	100	200	200	200.00%	100.00%	200.00%
Administrative Subtotal	103,821	105,324	104,990	101.45%	99.68%	101.13%
Total Expense	545,772	548,419	559,360	100.48%	102.00%	102.49%
Reserve Fund Contribution	56,772	56,770	55,944	100.00%	98.54%	98.54%
Net Income	(60)	(1,685)	80			

Includes estimated increased landscaping expense per BOD meeting in April

Includes slight usage increase estimate from actuals

Trash vendor pricing increase

Mimics trend for later half of FY

Includes projected annual meeting and reserve study expenses

Will need actual quote for this budget line