

**The Corral At Breckenridge HOA  
2018-2019 Approved Operating Budget**

	17-18 Budget	17-18 Estimated Actuals	18-19 Approved Budget	% Change Proposed Budget to PY Budget	\$ Change Proposed Budget to PY Budget	Comments
Income	Sept - Aug	Sept - Aug	Sept - Aug			
<b>Operating Income</b>						
4110 · Dues Income - Operating	559,340	559,636	559,636	100.05%	296	Variance a result of correcting income to actuals
4120 · Interest Income - Operating	-	14	-	0.00%	-	
4130 · Late Payment Fee Income	-	1,535	-	0.00%	-	
4140 · Returned Check Fee Income	-	-	-	0.00%	-	
<b>Operating Income Subtotal</b>	<b>559,340</b>	<b>561,185</b>	<b>559,636</b>	<b>100.05%</b>	<b>296</b>	
<b>Reserve Income</b>						
4210 · Dues Income - Reserve	55,964	55,934	55,964	100.00%	(0)	
4220 · Interest Income - Reserve	-	673	-	0.00%	-	
<b>Reserve Income Subtotal</b>	<b>55,964</b>	<b>56,607</b>	<b>55,964</b>	<b>100.00%</b>	<b>(0)</b>	
<b>Total Income</b>	<b>615,304</b>	<b>617,792</b>	<b>615,600</b>	<b>100.05%</b>	<b>296</b>	

**Expense**

<b>Maintenance &amp; Repair</b>						
5110 · General Maintenance & Repair	27,780	13,818	18,100	65.15%	(9,680)	Lowered budget based off actuals
5120 · General Supplies	6,600	4,870	4,800	72.73%	(1,800)	Lowered budget based off actuals
5130 · Mechanical Sys Service Agmt	29,640	29,532	29,640	100.00%	-	
5140 · Alarm Sys Monitoring & Repair	2,150	666	2,150	100.00%	-	
5150 · Boiler Repairs & Maint	4,500	4,068	4,500	100.00%	-	
5160 · Snow Melt System Repairs	1,000	-	1,000	100.00%	-	
5170 · Elevator Repairs & Inspections	19,400	18,697	19,400	100.00%	-	
5180 · Hot Tub Repairs & Maint	2,800	4,346	2,800	100.00%	-	
5190 · Fire Safety Expense	3,400	2,983	3,400	100.00%	-	
<b>Maintenance &amp; Repair Subtotal</b>	<b>97,270</b>	<b>78,979</b>	<b>85,790</b>	<b>88.20%</b>	<b>(11,480)</b>	

<b>Common Area Operations</b>						
5210 · General Maintenance (GWL)	5,400	5,400	5,400	100.00%	-	
5215 · Parking Area & Sidewalk (GWL)	1,200	1,200	1,200	100.00%	-	
5220 · Cleaning Contractor	7,800	5,850	7,800	100.00%	-	
5225 · Common Area Cleaning (GWL)	4,200	4,200	4,200	100.00%	-	
5230 · Snow Removal Roof & Driveway	3,150	-	3,150	100.00%	-	
5235 · Snow Removal (GWL)	13,000	13,000	13,000	100.00%	-	
5240 · Landscaping	11,800	10,495	11,800	100.00%	-	
5245 · Landscaping (GWL)	9,000	9,000	9,000	100.00%	-	
5250 · Exterior Window Washing	4,730	4,300	4,730	100.00%	-	
5260 · Hot Tub Maintenance (GWL)	9,000	9,000	9,000	100.00%	-	
<b>Common Area Operations Subtotal</b>	<b>69,280</b>	<b>62,445</b>	<b>69,280</b>	<b>100.00%</b>	<b>-</b>	

<b>Utilities</b>						
5310 · Electricity	56,000	52,172	58,000	103.57%	2,000	Estimating increase in cost
5320 · Gas	91,000	90,956	95,000	104.40%	4,000	Estimating increase in cost
5330 · Sewer	32,200	32,136	32,200	100.00%	-	
5340 · Trash Removal	11,800	12,129	11,800	100.00%	-	
5350 · Water	16,500	18,800	18,900	114.55%	2,400	Increase in rate and Increase in use due to landscaping improvements
5360 · Telephone	4,800	4,430	4,800	100.00%	-	
5370 · Internet/Cable TV	75,600	76,235	76,440	101.11%	840	Increase based on actuals
<b>Utilities Subtotal</b>	<b>287,900</b>	<b>286,857</b>	<b>297,140</b>	<b>103.21%</b>	<b>9,240</b>	

<b>Administrative</b>						
6010 · Management Fees	54,000	54,000	54,000	100.00%	-	
6020 · General Administrative Expense	1,500	1,990	1,494	99.60%	(6)	
6030 · Insurance Expense	46,800	48,726	48,696	104.05%	1,896	Estimating 4% increase
6040 · Property Taxes	950	1,152	1,200	126.32%	250	Increase based on actuals
6050 · Tax Preparation	840	1,720	840	100.00%	-	
6060 · Legal Fees	900	-	900	100.00%	-	
6070 · Bank Service Charges	-	-	-	0.00%	-	
6080 · Postage and Shipping	200	200	200	100.00%	-	
<b>Administrative Subtotal</b>	<b>105,190</b>	<b>107,588</b>	<b>107,330</b>	<b>102.03%</b>	<b>2,140</b>	

<b>Total Expense</b>	<b>559,640</b>	<b>535,869</b>	<b>559,540</b>	<b>99.98%</b>	<b>(100)</b>	
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<b>Reserve Fund Contribution</b>	<b>55,964</b>	<b>56,607</b>	<b>55,964</b>	<b>100.00%</b>	<b>(0)</b>	
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<b>Net Income</b>	<b>(300)</b>	<b>25,316</b>	<b>96</b>			
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