

**The Corral HOA
Balance Sheet
As of August 31, 2015**

	Aug 31, 15
ASSETS	
Current Assets	
Checking/Savings	
Corral Checking	38,835.00
Corral Savings	20,866.87
Corral Reserve	155,960.57
	215,662.44
Total Checking/Savings	
Accounts Receivable	
Accounts Receivable	(4,912.21)
	(4,912.21)
Total Accounts Receivable	
Other Current Assets	
AR-HOA Operating (45,516)	39,424.93
AR-HOA Operating (71,488)	40,812.99
AR - Property Mgmt Co	39,936.36
	120,174.28
Total Other Current Assets	
Total Current Assets	330,924.51
Fixed Assets	
Accum Amort-Domain names	(800.00)
Accum Amort - Domain Names	(533.00)
Accum Amort - Software	(22,796.00)
Accum Deprec-Furniture & Fix	(350.00)
Accum Deprec-Property & Equip	(61,947.00)
Accum Deprec - Office Equip	(23,849.00)
Accum Depres-Office Condo	(2,590.00)
Domain Names	12,000.00
Furniture & Fixtures	350.00
Office - Condo C-1 & C-2	50,515.80
Office Equipment	24,990.91
Property and Equipment	62,592.11
Software	22,796.00
	60,379.82
Total Fixed Assets	
TOTAL ASSETS	391,304.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	60,117.22
	60,117.22
Total Accounts Payable	
Total Current Liabilities	60,117.22
Long Term Liabilities	
NP-HOA Reserve-(45,516)	39,424.93
NP-HOA Reserve (71,488)	62,312.99
	101,737.92
Total Long Term Liabilities	
Total Liabilities	161,855.14
Equity	
Additional Paid In Capital	124,445.00
Reserve Equity	236,198.49
Retained Earnings	(128,243.75)
Net Income	(2,220.55)
	230,179.19
Total Equity	
TOTAL LIABILITIES & EQUITY	392,034.33

The Corral HOA Operating Profit & Loss August 2015

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02/15/16
Accrual Basis

	Aug 15	Budget	\$ Over Budget	% of Budget	Sep '14 - Aug 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
HOA Income									
Dues Income	45,481.13	45,481.13	0.00	100.0%	545,773.56	545,773.56	0.00	100.0%	545,773.56
Interest Income OPR	1.96	0.00	1.96	100.0%	55.78	0.00	55.78	100.0%	0.00
Late Fees	193.42	0.00	193.42	100.0%	3,053.19	0.00	3,053.19	100.0%	0.00
Misc Owner Charges (HOA)	0.00	0.00	0.00	0.0%	10,174.00	0.00	10,174.00	100.0%	0.00
Total HOA Income	45,676.51	45,481.13	195.38	100.4%	559,056.53	545,773.56	13,282.97	102.4%	545,773.56
Uncategorized Income	0.00				0.13				
Total Income	45,676.51	45,481.13	195.38	100.4%	559,056.66	545,773.56	13,283.10	102.4%	545,773.56
Gross Profit	45,676.51	45,481.13	195.38	100.4%	559,056.66	545,773.56	13,283.10	102.4%	545,773.56
Expense									
Administration									
Administration Expense	3,005.65	350.00	2,655.65	858.8%	3,956.87	700.00	3,256.87	565.3%	700.00
Management Fees	4,853.45	4,500.00	153.45	103.4%	54,153.45	54,000.00	153.45	100.3%	54,000.00
Insurance Expense	5,208.37	0.00	5,208.37	100.0%	43,739.22	45,282.00	-1,522.78	96.6%	45,282.00
Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	10.00	-10.00	0.0%	10.00
Property Taxes	0.00	0.00	0.00	0.0%	722.03	30.03	-30.03	104.3%	300.00
Board Member Expense	0.00	75.00	-75.00	0.0%	0.00	300.00	-300.00	0.0%	300.00
Legal Fees	533.50	500.00	33.50	106.7%	2,323.50	6,000.00	-3,676.50	38.7%	6,000.00
Professional Fees	0.00	250.00	-250.00	0.0%	1,120.50	3,000.00	-1,879.50	37.4%	3,000.00
Tax Preparation	0.00	0.00	0.00	0.0%	4,740.00	600.00	4,140.00	790.0%	600.00
Reserve Fund Study Expense	0.00	0.00	0.00	0.0%	3,400.00	3,400.00	0.00	100.0%	3,400.00
Bad Debt Expense	0.00	0.00	0.00	0.0%	-2,570.83	0.00	-2,570.83	100.0%	0.00
Bank Fees	0.00	0.00	0.00	0.0%	65.00	0.00	65.00	100.0%	0.00
Total Administration	13,400.97	5,675.00	7,725.97	236.1%	111,649.74	113,964.00	-2,314.26	98.0%	113,964.00
Homeowner Expenses									
Common Area Expenses (GWL)									
Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	4,200.00	4,200.00	0.00	100.0%	4,200.00
Hot Tub Fee (GWL)	750.00	0.00	750.00	0.0%	9,000.00	9,000.00	0.00	100.0%	9,000.00
Landscaping to (GWL)	2,000.00	1,500.00	500.00	133.3%	9,000.00	9,000.00	0.00	100.0%	9,000.00
Maintenance to (GWL)	450.00	450.00	0.00	100.0%	5,400.00	5,400.00	0.00	100.0%	5,400.00
Parking area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	1,200.00	1,200.00	0.00	100.0%	1,200.00
Snow Removal to (GWL)	0.00	0.00	0.00	0.0%	13,000.00	13,000.00	0.00	100.0%	13,000.00
Total Common Area Expenses (GWL)	3,650.00	3,150.00	500.00	115.9%	41,800.00	41,800.00	0.00	100.0%	41,800.00
Repairs and Maintenance									
Mech Systems Service Agreement	2,461.00	0.00	2,461.00	100.0%	29,532.00	0.00	29,532.00	100.0%	0.00
Alarm Systems Monitor/Repair	0.00	0.00	0.00	0.0%	2,763.41	1,200.00	1,563.41	230.3%	1,200.00
Snow Melt System Repairs	0.00	0.00	0.00	0.0%	631.52	16,289.00	-15,657.48	3.9%	16,289.00
Fitness Room Expense	0.00	25.00	-25.00	0.0%	0.00	300.00	-300.00	0.0%	300.00
Elevator Repairs & Inspections	0.00	0.00	0.00	0.0%	17,865.89	12,040.00	5,825.89	148.4%	12,040.00
Telephone System Repairs	1,194.86	610.00	584.86	195.9%	1,194.86	1,210.00	-15.14	98.7%	1,210.00
Contractor Repairs & Maint.	2,856.91	250.00	2,606.91	1,142.8%	18,043.09	3,000.00	15,043.09	601.4%	3,000.00
Hot Tub Repairs & Maint.	0.00	350.00	-350.00	0.0%	6,136.22	4,200.00	1,936.22	146.1%	4,200.00
Boiler Repairs & Maint.	0.00	1,914.50	-1,914.50	0.0%	8,245.02	23,364.50	-15,119.48	35.3%	23,364.50
Other Heating & Boiler Repairs	0.00	1,914.50	-1,914.50	0.0%	0.00	23,364.50	-23,364.50	0.0%	23,364.50
General Supplies	722.85	250.00	472.85	289.1%	9,220.83	3,000.00	6,220.83	307.4%	3,000.00
Fire Safety Expense	0.00	250.00	-250.00	0.0%	2,928.20	6,250.00	-3,321.80	46.9%	6,250.00
Roof & Gutter Repairs	0.00	0.00	0.00	0.0%	0.00	5,750.00	-5,750.00	0.0%	5,750.00
Common Electrical	0.00	250.00	-250.00	0.0%	0.00	3,000.00	-3,000.00	0.0%	3,000.00
Exterior Window Washing	0.00	0.00	0.00	0.0%	4,400.00	4,250.00	150.00	103.5%	4,250.00
Building maintenance & repairs	18,153.40	151.73	18,001.67	11,964.3%	47,075.81	1,801.73	45,274.08	2,612.8%	1,801.73
Total Repairs and Maintenance	25,389.02	5,965.73	19,423.29	425.6%	148,036.85	109,019.73	39,017.12	135.8%	109,019.73

The Corral HOA Operating Profit & Loss August 2015

11:13 AM
02/15/16
Accrual Basis

	Aug 15	Budget	\$ Over Budget	% of Budget	Sep '14 - Aug 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Utilities									
Gas	3,444.96	2,596.00	848.96	132.7%	97,008.81	98,609.00	-1,600.19	98.4%	98,609.00
Electric	1,858.44	2,879.39	-1,020.95	64.5%	37,439.82	55,476.10	-18,036.28	67.5%	55,476.10
Cable TV	2,672.76	2,895.00	-162.24	94.3%	33,495.11	34,020.00	-524.89	98.5%	34,020.00
Internet	1,715.75	1,575.00	140.75	108.9%	20,068.38	18,900.00	1,168.38	106.2%	18,900.00
Sewer	0.00	0.00	0.00	0.0%	32,136.00	32,136.00	0.00	100.0%	32,136.00
Trash Removal	635.00	646.80	-11.80	98.2%	9,085.00	8,680.35	404.65	104.7%	8,680.35
Water	0.00	0.00	0.00	0.0%	13,817.97	14,268.38	-450.41	98.8%	14,268.38
Telephone	2,838.14	1,575.00	1,263.14	180.2%	16,739.53	18,900.00	-2,160.47	88.6%	18,900.00
Total Utilities	13,165.05	12,107.19	1,057.86	108.7%	259,790.62	280,989.83	-21,199.21	92.5%	280,989.83
Total Homeowner Expenses	42,204.07	21,222.92	20,981.15	198.9%	449,627.47	431,809.56	17,817.91	104.1%	431,809.56
Total Expense	55,605.04	26,897.92	28,707.12	206.7%	561,277.21	545,773.56	15,503.65	102.8%	545,773.56
Net Ordinary Income	-9,928.53	18,583.21	-28,511.74	-53.4%	-2,220.55	0.00	-2,220.55	100.0%	0.00
Net Income	-9,928.53	18,583.21	-28,511.74	-53.4%	-2,220.55	0.00	-2,220.55	100.0%	0.00

The Corral HOA
Profit & Loss
September 2014 through August 2015

	<u>Sep '14 - Aug 15</u>
Other Income/Expense	
Other Income	
Reserve Fund Contribution (HOA)	56,770.44
Special Assessment	55,998.84
Interest Income RES	356.66
Total Other Income	<u>113,125.94</u>
Other Expense	
Fire suppression system repairs	5,753.00
Reserve Expense	-25,675.32
Snow melt Repairs	45,684.93
Exterior painting	57,835.00
Boiler Systems RES	29,528.33
Total Other Expense	<u>113,125.94</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>0.00</u></u>