

**The Corral HOA
Balance Sheet
As of June 30, 2016**

	Jun 30, 16
ASSETS	
Current Assets	
Checking/Savings	
Corral Checking	1,000.00
Corral Savings	2,233.11
Corral Reserve	527,365.85 ⁽⁵⁾
Total Checking/Savings	530,598.96
Accounts Receivable	
Accounts Receivable	(6,995.80)
Total Accounts Receivable	(6,995.80)
Total Current Assets	523,603.16
Fixed Assets	
Major Repairs and Improvements	80,966.26
Accum Deprec - Major Repairs	(4,048.00)
Domain Names	12,000.00
Accum Amort - Domain Names	(2,133.00)
Office - Condo C-1 & C-2	50,515.80
Accum Deprec-Office Condo	(3,885.00)
Property and Equipment	62,942.11
Accum Deprec-Property & Equip	(62,830.00)
Total Fixed Assets	133,528.17
TOTAL ASSETS	657,131.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	10,576.39
Total Accounts Payable	10,576.39
Total Current Liabilities	10,576.39
Total Liabilities	10,576.39
Equity	
Additional Paid In Capital	124,445.00
Reserve Equity	155,960.57 ⁽⁴⁾
Retained Earnings	3,755.61
Net Income	362,393.76 ⁽³⁾
Total Equity	646,554.94
TOTAL LIABILITIES & EQUITY	657,131.33

① 371,405.28

② <9011.52>

③ 363,393.76

① 371,405.28

④ 155,960.57

⑤ 527,365.85

The Corral HOA Operating Profit & Loss June 2016

	Jun 16	Budget	\$ Over Budget	% of Budget	Sep '15 - Jun 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
HOA Income									
Dues Income	45,481.13	45,480.99	0.14	100.0%	454,811.30	454,809.84	1.46	100.0%	545,771.82
Interest Income OPR	0.35	0.00	0.35	100.0%	14.75	0.00	14.75	100.0%	0.00
Late Fees	0.00	0.00	0.00	0.0%	705.79	0.00	705.79	100.0%	0.00
Misc Owner Charges (HOA)	0.00	1,000.00	-1,000.00	0.0%	6,368.00	6,000.00	368.00	106.1%	8,000.00
Total HOA Income	45,481.48	46,480.99	-999.51	97.8%	461,899.84	460,809.84	1,090.00	100.2%	553,771.82
Total Income	45,481.48	46,480.99	-999.51	97.8%	461,899.84	460,809.84	1,090.00	100.2%	553,771.82
Gross Profit	45,481.48	46,480.99	-999.51	97.8%	461,899.84	460,809.84	1,090.00	100.2%	553,771.82
Expense									
Administration									
Administration Expense	0.00	0.00	0.00	0.0%	932.56	875.00	57.56	106.6%	1,400.00
Management Fees	4,500.00	4,500.00	0.00	100.0%	45,000.00	45,000.00	0.00	100.0%	54,000.00
Insurance Expense	3,654.33	4,034.00	-379.67	90.6%	36,543.30	40,340.00	-3,796.70	90.6%	48,408.00
Postage and Shipping	0.00	0.00	0.00	0.0%	101.63	100.00	1.63	101.6%	100.00
Property Taxes	0.00	0.00	0.00	0.0%	922.27	750.00	172.27	123.0%	750.00
Legal Fees	7.50	250.00	-242.50	3.0%	4,805.68	5,000.00	-194.32	96.1%	9,000.00
Tax Preparation	0.00	0.00	0.00	0.0%	975.00	700.00	275.00	139.3%	700.00
Total Administration	8,161.83	8,784.00	-622.17	92.9%	89,280.44	92,765.00	-3,484.56	96.2%	114,358.00
Homeowner Expenses									
Common Area Expenses (GWL)									
Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	3,500.00	3,500.00	0.00	100.0%	4,200.00
Hot Tub Fee (GWL)	750.00	750.00	0.00	100.0%	7,500.00	7,500.00	0.00	100.0%	9,000.00
Landscaping to (GWL)	2,000.00	2,000.00	0.00	100.0%	6,000.00	6,000.00	0.00	100.0%	9,000.00
Maintenance to (GWL)	450.00	450.00	0.00	100.0%	4,500.00	4,500.00	0.00	100.0%	5,400.00
Parking area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	1,000.00	1,000.00	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	3,650.00	0.00	100.0%	35,500.00	35,500.00	0.00	100.0%	41,800.00
Repairs and Maintenance									
Mech Systems Service Agreement	2,461.00	2,461.00	0.00	100.0%	24,610.00	24,610.00	0.00	100.0%	29,532.00
Alarm Systems Monitor/Repair	0.00	0.00	0.00	0.0%	1,453.52	2,538.86	-1,085.34	57.3%	2,763.41
Snow Melt System Repairs	0.00	0.00	0.00	0.0%	5,554.54	1,000.00	4,554.54	555.5%	1,000.00
Elevator Repairs & Inspections	3,782.46	3,663.00	119.46	103.3%	18,567.54	16,662.00	1,915.54	111.5%	16,662.00
Hot Tub Repairs & Maint	0.00	1,758.49	-1,758.49	0.0%	3,343.85	4,516.19	-1,172.34	74.0%	5,322.90
Boiler Repairs & Maint	0.00	405.90	-405.90	0.0%	8,416.97	7,420.52	998.45	113.5%	8,095.11
Landscaping	2,362.97	423.00	1,939.97	58.6%	4,168.18	2,447.00	1,721.18	170.3%	3,519.00
General Supplies	347.15	740.00	-392.85	46.9%	2,883.92	7,400.00	-4,516.08	39.0%	8,860.00
Fire Safety Expense	440.48	0.00	440.48	100.0%	5,156.59	2,988.00	2,168.59	172.6%	2,988.00
Snow Removal Roof & Driveway	0.00	0.00	0.00	0.0%	2,610.26	4,200.00	-1,589.74	62.1%	4,200.00
Cleaning Contractor	0.00	7,100.00	-7,100.00	0.0%	7,420.00	7,100.00	320.00	104.5%	8,520.00
Exterior Window Washing	0.00	0.00	0.00	0.0%	4,400.00	4,400.00	0.00	100.0%	4,400.00
Building maintenance & repairs	3,703.24	3,133.29	569.95	118.2%	22,857.67	21,291.74	1,565.93	107.4%	28,231.10
Total Repairs and Maintenance	13,097.30	13,294.68	-197.38	98.5%	111,445.04	106,564.31	4,880.73	104.6%	124,103.52
Utilities									
Gas	4,770.22	5,206.59	-436.37	91.6%	89,307.39	94,733.50	-5,426.11	94.3%	101,361.45
Electric	2,666.01	2,498.82	167.19	106.7%	31,311.62	34,896.01	-3,584.39	89.7%	39,096.01
Comcast Bundle	6,150.38	6,348.35	-198.97	96.9%	62,567.24	61,074.70	1,492.54	102.4%	73,773.40
Sewer	0.00	0.00	0.00	0.0%	24,102.00	24,102.00	0.00	100.0%	32,136.00
Trash Removal	408.00	666.75	-258.75	61.2%	7,594.50	8,205.75	-611.25	92.6%	9,539.25

The Corral HOA Operating Profit & Loss June 2016

	Jun 16	Budget	\$ Over Budget	% of Budget	Sep '15 - Jun 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Water	0.00	0.00	0.00	0.0%	12,206.77	11,604.51	602.16	105.2%	14,004.19
Telephone	757.73	300.00	457.73	252.6%	7,596.36	3,000.00	4,596.36	253.2%	3,600.00
Total Utilities	14,752.34	15,021.51	-269.17	98.2%	234,685.89	237,616.57	-2,930.69	98.8%	273,510.30
Total Homeowner Expenses	31,499.64	31,966.19	-466.55	98.5%	381,630.92	379,680.88	1,950.04	100.5%	439,413.82
Total Expense	39,661.47	40,750.19	-1,088.72	97.3%	470,911.36	472,445.88	-1,534.52	99.7%	553,771.82
Net Ordinary Income	5,820.01	5,730.80	89.21	101.6%	-9,011.52	-11,636.04	2,624.52	77.4%	0.00
Net Income	5,820.01	5,730.80	89.21	101.6%	-9,011.52	-11,636.04	2,624.52	77.4%	0.00

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Accrual Basis

The Corral HOA
Profit & Loss
September 2015 through June 2016

	<u>Sep '15 - Jun 16</u>
Other Income/Expense	
Other Income	
Reserve Fund Contribution (HOA)	47,308.70
Special Assessment	799,999.84
Interest Income RES	717.84
Total Other Income	<u>848,026.38</u>
Other Expense	
Reserve Expense	24,186.00
Snowmelt Repairs	452,435.10
Total Other Expense	<u>476,621.10</u>
Net Other Income	<u>371,405.28</u>
Net Income	<u><u>371,405.28</u></u> ①