

**The Corral at Breckenridge HOA**  
**Balance Sheet**  
As of February 28, 2017

Feb 28, 17

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1101 · Corral Operating	4,969.27
1102 · Corral Savings	0.70
1103 · Corral Reserve	327,135.07
<b>Total Checking/Savings</b>	332,105.04
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	-2,346.74
<b>Total Accounts Receivable</b>	-2,346.74
<b>Other Current Assets</b>	
190 · Undeposited Funds	4,517.00
<b>Total Other Current Assets</b>	4,517.00
<b>Total Current Assets</b>	334,275.30
<b>Fixed Assets</b>	
Major Repairs and Improvements	80,966.26
Accum Deprec - Major Repairs	-4,048.00
152 · Domain Names	12,000.00
Accum Amort - Domain Names	-2,133.00
149 · Office - Condo C-1 & C-2	50,515.80
Accum Deprec-Office Condo	-3,885.00
141 · Property and Equipment	62,942.11
142 · Accum Deprec-Property & Equip	-62,830.00
<b>Total Fixed Assets</b>	133,528.17
<b>TOTAL ASSETS</b>	<b>467,803.47</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
202 · Accounts Payable	41,782.65
<b>Total Accounts Payable</b>	41,782.65
<b>Total Current Liabilities</b>	41,782.65
<b>Total Liabilities</b>	41,782.65
<b>Equity</b>	
235 · Additional Paid In Capital	124,445.00
298 · Reserve Equity	155,960.57
252 · Retained Earnings	284,973.33
Net Income	-139,358.08
<b>Total Equity</b>	426,020.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>467,803.47</b>

**The Corral at Breckenridge HOA  
Operating Profit & Loss**

February 2017

	Feb 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Feb 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>HOA Income</b>									
301 · Dues Income	45,481.13	45,480.98	0.15	100.0%	272,886.78	272,885.91	0.87	100.0%	545,771.82
303 · Interest Income OPR	0.70	0.00	0.70	100.0%	13.79	0.00	13.79	100.0%	0.00
302 · Late Fees	0.00	0.00	0.00	0.0%	250.76	0.00	250.76	100.0%	0.00
<b>Total HOA Income</b>	45,481.83	45,480.98	0.85	100.0%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Total Income</b>	45,481.83	45,480.98	0.85	100.0%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Gross Profit</b>	45,481.83	45,480.98	0.85	100.0%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Expense</b>									
<b>Bank Charges</b>	15.00				80.00				
<b>Administration</b>									
Administration Expense	40.00	210.00	-170.00	19.0%	40.00	800.00	-760.00	5.0%	1,400.00
511 · Management Fees	4,500.00	4,500.00	0.00	100.0%	27,000.00	27,000.00	0.00	100.0%	54,000.00
600 · Insurance Expense	3,833.00	3,833.00	0.00	100.0%	22,998.00	22,998.00	0.00	100.0%	45,996.00
510 · Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
Property Taxes	0.00	0.00	0.00	0.0%	949.93	925.00	24.93	102.7%	925.00
608 · Legal Fees	0.00	0.00	0.00	0.0%	895.47	400.00	495.47	223.9%	800.00
Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	600.00
<b>Total Administration</b>	8,373.00	8,543.00	-170.00	98.0%	51,883.40	52,223.00	-339.60	99.3%	103,821.00
<b>Homeowner Expenses</b>									
<b>Common Area Expenses (GWL)</b>									
708 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	2,100.00	2,100.00	0.00	100.0%	4,200.00
712 · Hot Tub Fee (GWL)	750.00	750.00	0.00	100.0%	4,500.00	4,500.00	0.00	100.0%	9,000.00
720 · Landscaping to (GWL)	0.00	0.00	0.00	0.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
705 · Maintenance to (GWL)	450.00	450.00	0.00	100.0%	2,700.00	2,700.00	0.00	100.0%	5,400.00
748 · Parking area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	600.00	600.00	0.00	100.0%	1,200.00
710 · Snow Removal to (GWL)	2,000.00	2,000.00	0.00	100.0%	8,000.00	8,000.00	0.00	100.0%	13,000.00
<b>Total Common Area Expenses (GWL)</b>	3,650.00	3,650.00	0.00	100.0%	21,500.00	21,500.00	0.00	100.0%	41,800.00
<b>Repairs and Maintenance</b>									
Mech Systems Service Agreement	2,461.00	2,461.00	0.00	100.0%	14,766.00	14,766.00	0.00	100.0%	29,532.00
Alarm Systems Monitor/Repair	0.00	0.00	0.00	0.0%	1,831.10	1,101.67	729.43	166.2%	1,803.22
Snow Melt System Repairs	0.00	250.00	-250.00	0.0%	0.00	750.00	-750.00	0.0%	1,000.00
700 · Elevator Repairs & Inspections	0.00	0.00	0.00	0.0%	9,582.40	8,814.46	767.94	108.7%	17,078.46
713 · Hot Tub Repairs & Maint	315.76	445.32	-129.56	70.9%	2,110.98	2,671.93	-560.95	79.0%	5,343.85
Boiler Repairs & Maint	1,327.67	1,401.53	-73.86	94.7%	912.13	5,604.59	-4,692.46	16.3%	8,006.13
Landscaping	0.00	0.00	0.00	0.0%	544.50	601.16	-56.66	90.6%	4,376.37
735 · General Supplies	0.00	550.00	-550.00	0.0%	1,900.44	3,300.00	-1,399.56	57.6%	6,600.00
740 · Fire Safety Expense	0.00	0.00	0.00	0.0%	3,320.28	3,500.00	-179.72	94.9%	3,850.00
Snow Removal Roof & Driveway	0.00	350.00	-350.00	0.0%	3,011.25	1,400.00	1,611.25	215.1%	2,200.00
Cleaning Contractor	900.00	710.00	190.00	126.8%	5,850.00	4,260.00	1,590.00	137.3%	8,520.00
752 · Exterior Window Washing	0.00	0.00	0.00	0.0%	4,730.00	4,400.00	330.00	107.5%	4,400.00
Building maintenance & repairs	470.56	2,369.70	-1,899.14	19.9%	21,773.05	14,339.40	7,433.65	151.8%	28,678.80
<b>Total Repairs and Maintenance</b>	5,474.99	8,537.55	-3,062.56	64.1%	70,332.13	65,509.21	4,822.92	107.4%	121,388.83
<b>Utilities</b>									
611 · Gas	15,479.01	15,826.70	-347.69	97.8%	53,513.75	58,235.37	-4,721.62	91.9%	101,122.76
612 · Electric	5,964.73	3,903.40	2,061.33	152.8%	26,939.10	19,318.10	7,621.00	139.5%	37,287.19
Comcast Bundle	6,261.07	6,259.18	1.89	100.0%	37,585.26	37,555.08	30.18	100.1%	75,110.16
615 · Sewer	0.00	0.00	0.00	0.0%	16,068.00	16,068.00	0.00	100.0%	32,136.00
620 · Trash Removal	1,086.00	968.00	118.00	112.2%	5,267.00	4,829.00	438.00	109.1%	9,205.00
622 · Water	0.00	0.00	0.00	0.0%	8,400.49	7,449.00	951.49	112.8%	14,901.33
625 · Telephone	353.66	750.00	-396.34	47.2%	5,029.00	4,500.00	529.00	111.8%	9,000.00
<b>Total Utilities</b>	29,144.47	27,707.28	1,437.19	105.2%	152,802.60	147,954.55	4,848.05	103.3%	278,762.44
<b>Total Homeowner Expenses</b>	38,269.46	39,894.83	-1,625.37	95.9%	244,634.73	234,963.76	9,670.97	104.1%	441,951.27
<b>Total Expense</b>	46,657.46	48,437.83	-1,780.37	96.3%	296,598.13	287,186.76	9,411.37	103.3%	545,772.27
<b>Net Ordinary Income</b>	-1,175.63	-2,956.85	1,781.22	39.8%	-23,446.80	-14,300.85	-9,145.95	164.0%	-0.45
<b>Net Income</b>	-1,175.63	-2,956.85	1,781.22	39.8%	-23,446.80	-14,300.85	-9,145.95	164.0%	-0.45

## The Corral at Breckenridge HOA

## Operating Profit &amp; Loss

September 2016 through February 2017

	Sep '16 - Feb 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Feb 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>HOA Income</b>									
301 · Dues Income	272,886.78	272,885.91	0.87	100.0%	272,886.78	272,885.91	0.87	100.0%	545,771.82
303 · Interest Income OPR	13.79	0.00	13.79	100.0%	13.79	0.00	13.79	100.0%	0.00
302 · Late Fees	250.76	0.00	250.76	100.0%	250.76	0.00	250.76	100.0%	0.00
<b>Total HOA Income</b>	273,151.33	272,885.91	265.42	100.1%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Total Income</b>	273,151.33	272,885.91	265.42	100.1%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Gross Profit</b>	273,151.33	272,885.91	265.42	100.1%	273,151.33	272,885.91	265.42	100.1%	545,771.82
<b>Expense</b>									
<b>Bank Charges</b>	80.00				80.00				
<b>Administration</b>									
Administration Expense	40.00	800.00	-760.00	5.0%	40.00	800.00	-760.00	5.0%	1,400.00
511 · Management Fees	27,000.00	27,000.00	0.00	100.0%	27,000.00	27,000.00	0.00	100.0%	54,000.00
600 · Insurance Expense	22,998.00	22,998.00	0.00	100.0%	22,998.00	22,998.00	0.00	100.0%	45,996.00
510 · Postage and Shipping	0.00	100.00	-100.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
Property Taxes	949.93	925.00	24.93	102.7%	949.93	925.00	24.93	102.7%	925.00
608 · Legal Fees	895.47	400.00	495.47	223.9%	895.47	400.00	495.47	223.9%	800.00
Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	600.00
<b>Total Administration</b>	51,883.40	52,223.00	-339.60	99.3%	51,883.40	52,223.00	-339.60	99.3%	103,821.00
<b>Homeowner Expenses</b>									
<b>Common Area Expenses (GWL)</b>									
708 · Common Area Cleaning (GWL)	2,100.00	2,100.00	0.00	100.0%	2,100.00	2,100.00	0.00	100.0%	4,200.00
712 · Hot Tub Fee (GWL)	4,500.00	4,500.00	0.00	100.0%	4,500.00	4,500.00	0.00	100.0%	9,000.00
720 · Landscaping to (GWL)	3,600.00	3,600.00	0.00	100.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
705 · Maintenance to (GWL)	2,700.00	2,700.00	0.00	100.0%	2,700.00	2,700.00	0.00	100.0%	5,400.00
748 · Parking area & Sidewalk (GWL)	600.00	600.00	0.00	100.0%	600.00	600.00	0.00	100.0%	1,200.00
710 · Snow Removal to (GWL)	8,000.00	8,000.00	0.00	100.0%	8,000.00	8,000.00	0.00	100.0%	13,000.00
<b>Total Common Area Expenses (GWL)</b>	21,500.00	21,500.00	0.00	100.0%	21,500.00	21,500.00	0.00	100.0%	41,800.00
<b>Repairs and Maintenance</b>									
Mech Systems Service Agreement	14,766.00	14,766.00	0.00	100.0%	14,766.00	14,766.00	0.00	100.0%	29,532.00
Alarm Systems Monitor/Repair	1,831.10	1,101.67	729.43	166.2%	1,831.10	1,101.67	729.43	166.2%	1,803.22
Snow Melt System Repairs	0.00	750.00	-750.00	0.0%	0.00	750.00	-750.00	0.0%	1,000.00
700 · Elevator Repairs & Inspections	9,582.40	8,814.46	767.94	108.7%	9,582.40	8,814.46	767.94	108.7%	17,078.46
713 · Hot Tub Repairs & Maint	2,110.98	2,671.93	-560.95	79.0%	2,110.98	2,671.93	-560.95	79.0%	5,343.85
Boiler Repairs & Maint	912.13	5,604.59	-4,692.46	16.3%	912.13	5,604.59	-4,692.46	16.3%	8,006.13
Landscaping	544.50	601.16	-56.66	90.6%	544.50	601.16	-56.66	90.6%	4,376.37
735 · General Supplies	1,900.44	3,300.00	-1,399.56	57.6%	1,900.44	3,300.00	-1,399.56	57.6%	6,600.00
740 · Fire Safety Expense	3,320.28	3,500.00	-179.72	94.9%	3,320.28	3,500.00	-179.72	94.9%	3,850.00
Snow Removal Roof & Driveway	3,011.25	1,400.00	1,611.25	215.1%	3,011.25	1,400.00	1,611.25	215.1%	2,200.00
Cleaning Contractor	5,850.00	4,260.00	1,590.00	137.3%	5,850.00	4,260.00	1,590.00	137.3%	8,520.00
752 · Exterior Window Washing	4,730.00	4,400.00	330.00	107.5%	4,730.00	4,400.00	330.00	107.5%	4,400.00
Building maintenance & repairs	21,773.05	14,339.40	7,433.65	151.8%	21,773.05	14,339.40	7,433.65	151.8%	28,678.80
<b>Total Repairs and Maintenance</b>	70,332.13	65,509.21	4,822.92	107.4%	70,332.13	65,509.21	4,822.92	107.4%	121,388.83
<b>Utilities</b>									
611 · Gas	53,513.75	58,235.37	-4,721.62	91.9%	53,513.75	58,235.37	-4,721.62	91.9%	101,122.76
612 · Electric	26,939.10	19,318.10	7,621.00	139.5%	26,939.10	19,318.10	7,621.00	139.5%	37,287.19
Comcast Bundle	37,585.26	37,555.08	30.18	100.1%	37,585.26	37,555.08	30.18	100.1%	75,110.16
615 · Sewer	16,068.00	16,068.00	0.00	100.0%	16,068.00	16,068.00	0.00	100.0%	32,136.00
620 · Trash Removal	5,267.00	4,829.00	438.00	109.1%	5,267.00	4,829.00	438.00	109.1%	9,205.00
622 · Water	8,400.49	7,449.00	951.49	112.8%	8,400.49	7,449.00	951.49	112.8%	14,901.33
625 · Telephone	5,029.00	4,500.00	529.00	111.8%	5,029.00	4,500.00	529.00	111.8%	9,000.00
<b>Total Utilities</b>	152,802.60	147,954.55	4,848.05	103.3%	152,802.60	147,954.55	4,848.05	103.3%	278,762.44
<b>Total Homeowner Expenses</b>	244,634.73	234,963.76	9,670.97	104.1%	244,634.73	234,963.76	9,670.97	104.1%	441,951.27
<b>Total Expense</b>	296,598.13	287,186.76	9,411.37	103.3%	296,598.13	287,186.76	9,411.37	103.3%	545,772.27
<b>Net Ordinary Income</b>	-23,446.80	-14,300.85	-9,145.95	164.0%	-23,446.80	-14,300.85	-9,145.95	164.0%	-0.45
<b>Net Income</b>	-23,446.80	-14,300.85	-9,145.95	164.0%	-23,446.80	-14,300.85	-9,145.95	164.0%	-0.45