

The Corral at Breckenridge HOA Operating Profit & Loss

January 2018

	Jan 18	Budget	\$ Over Budget	% of Budget	Sep '17 - Jan 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4100 · Operating Income									
4110 · Dues Income - Operating	46,636.36	46,611.67	24.69	100.1%	233,181.80	233,058.35	123.45	100.1%	559,340.04
4120 · Interest Income - Operating	0.00	0.00	0.00	0.0%	10.82	0.00	10.82	100.0%	0.00
4130 · Late Payment Fee Income	190.58				1,058.73	0.00	1,058.73	100.0%	0.00
4140 · Returned Check Fee Income	0.00				135.00				
Total 4100 · Operating Income	46,826.94	46,611.67	215.27	100.5%	234,386.35	233,058.35	1,328.00	100.6%	559,340.04
Total Income	46,826.94	46,611.67	215.27	100.5%	234,386.35	233,058.35	1,328.00	100.6%	559,340.04
Gross Profit	46,826.94	46,611.67	215.27	100.5%	234,386.35	233,058.35	1,328.00	100.6%	559,340.04
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	140.46	2,300.00	-2,159.54	6.1%	2,711.94	11,500.00	-8,788.06	23.6%	27,600.00
5120 · General Supplies	666.86	460.00	206.86	145.0%	2,082.72	2,300.00	-217.28	90.6%	5,520.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,465.00	-4.00	99.8%	12,305.00	12,325.00	-20.00	99.8%	29,580.00
5140 · Alarm Sys Monitoring & Repair	149.70	150.00	-0.30	99.8%	366.40	1,840.00	-1,473.60	19.9%	2,140.00
5150 · Boiler Repairs & Maint	814.59	375.00	439.59	217.2%	2,467.55	1,875.00	592.55	131.6%	4,500.00
5160 · Snow Melt System Repairs	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,000.00
5170 · Elevator Repairs & Inspections	0.00	1,000.00	-1,000.00	0.0%	8,735.92	9,700.00	-964.08	90.1%	17,700.00
5180 · Hot Tub Repairs & Maint	45.31	1,000.00	-954.69	4.5%	2,052.95	1,850.00	202.95	111.0%	4,400.00
5190 · Fire Safety Expense	0.00	0.00	0.00	0.0%	2,982.86	3,270.00	-287.14	91.2%	4,270.00
Total 5100 · Maintenance & Repair	4,277.92	7,750.00	-3,472.08	55.2%	33,705.34	44,660.00	-10,954.66	75.5%	96,710.00
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	2,250.00	2,250.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	500.00	500.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	600.00	900.00	-300.00	66.7%	3,300.00	4,725.00	-1,425.00	69.8%	11,250.00
5225 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	1,750.00	1,750.00	0.00	100.0%	4,200.00
5230 · Snow Removal Roof & Driveway	0.00	3,000.00	-3,000.00	0.0%	0.00	3,150.00	-3,150.00	0.0%	3,150.00
5235 · Snow Removal (GWL)	2,000.00	2,000.00	0.00	100.0%	6,000.00	6,000.00	0.00	100.0%	13,000.00
5240 · Landscaping	0.00	0.00	0.00	0.0%	495.00	1,800.00	-1,305.00	27.5%	10,000.00
5245 · Landscaping (GWL)	0.00	0.00	0.00	0.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
5250 · Exterior Window Washing	0.00	0.00	0.00	0.0%	4,300.00	4,730.00	-430.00	90.9%	4,730.00
5260 · Hot Tub Maintenance (GWL)	750.00	750.00	0.00	100.0%	3,750.00	3,750.00	0.00	100.0%	9,000.00
Total 5200 · Common Area Operations	4,250.00	7,550.00	-3,300.00	56.3%	25,945.00	32,255.00	-6,310.00	80.4%	70,930.00
5300 · Utilities									
5310 · Electricity	6,266.59	6,600.00	-333.41	94.9%	18,951.00	21,600.00	-2,649.00	87.7%	51,000.00
5320 · Gas	13,219.67	15,800.00	-2,580.33	83.7%	41,086.75	38,200.00	2,886.75	107.6%	92,600.00
5330 · Sewer	8,034.00	8,050.00	-16.00	99.8%	16,068.00	16,100.00	-32.00	99.8%	32,200.00
5340 · Trash Removal	1,187.00	1,100.00	87.00	107.9%	4,660.00	4,600.00	60.00	101.3%	11,100.00
5350 · Water	2,567.27	2,600.00	-32.73	98.7%	9,679.35	8,700.00	979.35	111.3%	16,800.00
5360 · Telephone	366.93	375.00	-8.07	97.8%	1,878.40	1,875.00	3.40	100.2%	4,500.00
5370 · Internet/Cable TV	6,354.76	6,375.00	-20.24	99.7%	31,789.33	31,875.00	-85.67	99.7%	76,500.00
Total 5300 · Utilities	37,996.22	40,900.00	-2,903.78	92.9%	124,112.83	122,950.00	1,162.83	100.9%	284,700.00
6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	22,500.00	22,500.00	0.00	100.0%	54,000.00
6020 · General Administrative Expense	0.00	80.00	-80.00	0.0%	305.04	220.00	85.04	138.7%	2,860.00
6030 · Insurance Expense	4,058.00	3,950.00	108.00	102.7%	20,319.50	19,750.00	569.50	102.9%	47,400.00
6040 · Property Taxes	1,152.21	1,000.00	152.21	115.2%	1,152.21	1,000.00	152.21	115.2%	1,000.00
6050 · Tax Preparation	880.00	0.00	880.00	100.0%	880.00	0.00	880.00	100.0%	840.00
6060 · Legal Fees	0.00				0.00	900.00	-900.00	0.0%	900.00
Total 6000 · Administrative	10,590.21	9,530.00	1,060.21	111.1%	45,156.75	44,370.00	786.75	101.8%	107,000.00
Total Expense	57,114.35	65,730.00	-8,615.65	86.9%	228,919.92	244,235.00	-15,315.08	93.7%	559,340.00
Net Ordinary Income	-10,287.41	-19,118.33	8,830.92	53.8%	5,466.43	-11,176.65	16,643.08	-48.9%	0.04
Net Income	-10,287.41	-19,118.33	8,830.92	53.8%	5,466.43	-11,176.65	16,643.08	-48.9%	0.04