

## The Corral at Breckenridge HOA Operating Profit & Loss May 2017

	May 17	Budget	\$ Over Budget	% of Budget	Sep '16 - May 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
4100 · Operating Income									
4110 · Dues Income - Operating	45,481.13	45,480.99	0.14	100.0%	409,330.17	409,328.87	1.30	100.0%	545,771.82
4120 · Interest Income - Operating	0.39	0.00	0.39	100.0%	14.62	0.00	14.62	100.0%	0.00
4130 · Late Payment Fee Income	0.00	0.00	0.00	0.0%	250.76	0.00	250.76	100.0%	0.00
4140 · Returned Check Fee Income	50.00				135.00				
<b>Total 4100 · Operating Income</b>	<b>45,531.52</b>	<b>45,480.99</b>	<b>50.53</b>	<b>100.1%</b>	<b>409,730.55</b>	<b>409,328.87</b>	<b>401.68</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Total Income</b>	<b>45,531.52</b>	<b>45,480.99</b>	<b>50.53</b>	<b>100.1%</b>	<b>409,730.55</b>	<b>409,328.87</b>	<b>401.68</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Gross Profit</b>	<b>45,531.52</b>	<b>45,480.99</b>	<b>50.53</b>	<b>100.1%</b>	<b>409,730.55</b>	<b>409,328.87</b>	<b>401.68</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Expense</b>									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	1,493.83	2,369.70	-875.87	63.0%	27,166.28	21,509.10	5,657.18	126.3%	28,678.80
5120 · General Supplies	489.52	550.00	-60.48	89.0%	3,830.18	4,950.00	-1,119.82	77.4%	6,600.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,461.00	0.00	100.0%	22,194.50	22,149.00	45.50	100.2%	29,532.00
5140 · Alarm Sys Monitoring & Repair	0.00	0.00	0.00	0.0%	1,980.80	1,453.52	527.28	136.3%	1,803.22
5150 · Boiler Repairs & Maint	0.00	200.00	-200.00	0.0%	1,480.33	7,406.13	-5,925.80	20.0%	8,006.13
5160 · Snow Melt System Repairs	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%	1,000.00
5170 · Elevator Repairs & Inspections	0.00	250.00	-250.00	0.0%	13,495.36	13,296.46	198.90	101.5%	17,078.46
5180 · Hot Tub Repairs & Maint	51.13	445.32	-394.19	11.5%	2,641.21	4,007.89	-1,366.68	65.9%	5,343.85
5190 · Fire Safety Expense	0.00	0.00	0.00	0.0%	3,320.28	3,850.00	-529.72	86.2%	3,850.00
<b>Total 5100 · Maintenance &amp; Repair</b>	<b>4,495.48</b>	<b>6,276.02</b>	<b>-1,780.54</b>	<b>71.6%</b>	<b>76,108.94</b>	<b>79,622.10</b>	<b>-3,513.16</b>	<b>95.6%</b>	<b>101,892.46</b>
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	4,050.00	4,050.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	900.00	900.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	600.00	710.00	-110.00	84.5%	7,800.00	6,390.00	1,410.00	122.1%	8,520.00
5225 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	3,150.00	3,150.00	0.00	100.0%	4,200.00
5230 · Snow Removal Roof & Driveway	0.00	0.00	0.00	0.0%	3,011.25	2,200.00	811.25	136.9%	2,200.00
5235 · Snow Removal (GWL)	1,000.00	1,000.00	0.00	100.0%	13,000.00	13,000.00	0.00	100.0%	13,000.00
5240 · Landscaping	0.00	504.00	-504.00	0.0%	2,083.86	1,624.69	459.17	128.3%	4,376.37
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%	4,730.00	4,400.00	330.00	107.5%	4,400.00
5260 · Hot Tub Maintenance (GWL)	750.00	750.00	0.00	100.0%	6,750.00	6,750.00	0.00	100.0%	9,000.00
<b>Total 5200 · Common Area Operations</b>	<b>3,250.00</b>	<b>3,864.00</b>	<b>-614.00</b>	<b>84.1%</b>	<b>49,075.11</b>	<b>46,064.69</b>	<b>3,010.42</b>	<b>106.5%</b>	<b>61,296.37</b>
5300 · Utilities									
5310 · Electricity	4,052.24	3,469.90	582.34	116.8%	42,460.61	30,077.88	12,382.73	141.2%	37,287.19
5320 · Gas	6,134.73	7,087.91	-953.18	86.6%	77,408.87	88,764.03	-11,355.16	87.2%	101,122.76
5330 · Sewer	0.00	0.00	0.00	0.0%	24,102.00	24,102.00	0.00	100.0%	32,136.00
5340 · Trash Removal	762.00	635.00	127.00	120.0%	8,127.00	7,300.00	827.00	111.3%	9,205.00
5350 · Water	2,660.94	2,483.00	177.94	107.2%	13,650.74	12,415.00	1,235.74	110.0%	14,901.33
5360 · Telephone	359.24	750.00	-390.76	47.9%	6,111.39	6,750.00	-638.61	90.5%	9,000.00
5370 · Internet/Cable TV	6,294.85	6,259.18	35.67	100.6%	56,544.83	56,332.62	212.21	100.4%	75,110.16
<b>Total 5300 · Utilities</b>	<b>20,264.00</b>	<b>20,684.99</b>	<b>-420.99</b>	<b>98.0%</b>	<b>228,405.44</b>	<b>225,741.53</b>	<b>2,663.91</b>	<b>101.2%</b>	<b>278,762.44</b>
6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	40,500.00	40,500.00	0.00	100.0%	54,000.00
6020 · General Administrative Expense	82.57	0.00	82.57	100.0%	292.57	875.00	-582.43	33.4%	1,400.00
6030 · Insurance Expense	3,833.00	3,833.00	0.00	100.0%	34,497.00	34,497.00	0.00	100.0%	45,996.00
6040 · Property Taxes	0.00	0.00	0.00	0.0%	949.93	925.00	24.93	102.7%	925.00
6050 · Tax Preparation	840.00	600.00	240.00	140.0%	840.00	600.00	240.00	140.0%	600.00
6060 · Legal Fees	0.00	0.00	0.00	0.0%	895.47	600.00	295.47	149.2%	800.00

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Accrual Basis

The Corral at Breckenridge HOA  
Operating Profit & Loss  
May 2017

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '16 - May 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
6070 - Bank Service Charges	0.00				150.00				
6080 - Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
<b>Total 6000 - Administrative</b>	<u>9,255.57</u>	<u>8,933.00</u>	<u>322.57</u>	<u>103.6%</u>	<u>78,124.97</u>	<u>78,097.00</u>	<u>27.97</u>	<u>100.0%</u>	<u>103,821.00</u>
<b>Total Expense</b>	<u>37,265.05</u>	<u>39,758.01</u>	<u>-2,492.96</u>	<u>93.7%</u>	<u>431,714.46</u>	<u>429,525.32</u>	<u>2,189.14</u>	<u>100.5%</u>	<u>545,772.27</u>
<b>Net Ordinary Income</b>	<u>8,266.47</u>	<u>5,722.98</u>	<u>2,543.49</u>	<u>144.4%</u>	<u>-21,983.91</u>	<u>-20,196.45</u>	<u>-1,787.46</u>	<u>108.9%</u>	<u>-0.45</u>
<b>Net Income</b>	<u><b>8,266.47</b></u>	<u><b>5,722.98</b></u>	<u><b>2,543.49</b></u>	<u><b>144.4%</b></u>	<u><b>-21,983.91</b></u>	<u><b>-20,196.45</b></u>	<u><b>-1,787.46</b></u>	<u><b>108.9%</b></u>	<u><b>-0.45</b></u>