

The Corral at Breckenridge HOA Operating Profit & Loss

June 2017

	Jun 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Jun 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4100 - Operating Income									
4110 - Dues Income - Operating	45,481.13	45,480.98	0.15	100.0%	454,811.30	454,809.85	1.45	100.0%	545,771.82
4120 - Interest Income - Operating	0.50	0.00	0.50	100.0%	15.12	0.00	15.12	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				185.00				
Total 4100 - Operating Income	<u>45,531.63</u>	<u>45,480.98</u>	<u>50.65</u>	<u>100.1%</u>	<u>455,262.18</u>	<u>454,809.85</u>	<u>452.33</u>	<u>100.1%</u>	<u>545,771.82</u>
Total Income	<u>45,531.63</u>	<u>45,480.98</u>	<u>50.65</u>	<u>100.1%</u>	<u>455,262.18</u>	<u>454,809.85</u>	<u>452.33</u>	<u>100.1%</u>	<u>545,771.82</u>
Gross Profit	<u>45,531.63</u>	<u>45,480.98</u>	<u>50.65</u>	<u>100.1%</u>	<u>455,262.18</u>	<u>454,809.85</u>	<u>452.33</u>	<u>100.1%</u>	<u>545,771.82</u>
Expense									
5100 - Maintenance & Repair									
5110 - General Maintenance & Repair	689.00	2,400.00	-1,711.00	28.7%	27,855.28	23,909.10	3,946.18	116.5%	28,678.80
5120 - General Supplies	787.16	550.00	237.16	143.1%	4,617.34	5,500.00	-882.66	84.0%	6,600.00
5130 - Mechanical Sys Service Agmt	2,461.00	2,461.00	0.00	100.0%	24,655.50	24,610.00	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	7,606.13	-6,125.80	19.5%	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	3,912.96	3,782.00	130.96	103.5%	17,408.32	17,078.46	329.86	101.9%	17,078.46
5180 - Hot Tub Repairs & Maint	877.42	445.32	432.10	197.0%	3,518.63	4,453.21	-934.58	79.0%	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
Total 5100 - Maintenance & Repair	<u>8,727.54</u>	<u>9,838.32</u>	<u>-1,110.78</u>	<u>88.7%</u>	<u>84,836.48</u>	<u>89,460.42</u>	<u>-4,623.94</u>	<u>94.8%</u>	<u>101,892.46</u>
5200 - Common Area Operations									
5210 - General Maintenance (GWL)	450.00	450.00	0.00	100.0%	4,500.00	4,500.00	0.00	100.0%	5,400.00
5215 - 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
5220 - Cleaning Contractor	900.00	710.00	190.00	126.8%	8,700.00	7,100.00	1,600.00	122.5%	8,520.00
5225 - 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
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)	0.00	0.00	0.00	0.0%	13,000.00	13,000.00	0.00	100.0%	13,000.00
5240 - Landscaping	495.00	1,786.88	-1,291.88	27.7%	2,578.86	3,411.57	-832.71	75.6%	4,376.37
5245 - Landscaping (GWL)	1,800.00	1,800.00	0.00	100.0%	5,400.00	5,400.00	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%	7,500.00	7,500.00	0.00	100.0%	9,000.00
Total 5200 - Common Area Operations	<u>4,845.00</u>	<u>5,946.88</u>	<u>-1,101.88</u>	<u>81.5%</u>	<u>53,920.11</u>	<u>52,011.57</u>	<u>1,908.54</u>	<u>103.7%</u>	<u>61,296.37</u>
5300 - Utilities									
5310 - Electricity	2,645.49	2,799.31	-153.82	94.5%	45,106.10	32,877.19	12,228.91	137.2%	37,287.19
5320 - Gas	4,539.00	5,008.73	-469.73	90.6%	81,947.87	93,772.76	-11,824.89	87.4%	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%	8,889.00	7,935.00	954.00	112.0%	9,205.00
5350 - Water	0.00	0.00	0.00	0.0%	13,650.74	12,415.00	1,235.74	110.0%	14,901.33
5360 - Telephone	354.23	750.00	-395.77	47.2%	6,465.62	7,500.00	-1,034.38	86.2%	9,000.00
5370 - Internet/Cable TV	6,295.13	6,259.18	35.95	100.6%	62,839.96	62,591.80	248.16	100.4%	75,110.16
Total 5300 - Utilities	<u>14,595.85</u>	<u>15,452.22</u>	<u>-856.37</u>	<u>94.5%</u>	<u>243,001.29</u>	<u>241,193.75</u>	<u>1,807.54</u>	<u>100.7%</u>	<u>278,762.44</u>
6000 - Administrative									
6010 - 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
6020 - General Administrative Expense	10.00	0.00	10.00	100.0%	302.57	875.00	-572.43	34.6%	1,400.00
6030 - Insurance Expense	3,833.00	3,833.00	0.00	100.0%	38,330.00	38,330.00	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	0.00	0.00	0.00	0.0%	840.00	600.00	240.00	140.0%	600.00
6060 - Legal Fees	0.00	200.00	-200.00	0.0%	895.47	800.00	95.47	111.9%	800.00

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	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Sep '16 - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
6070 - Bank Service Charges	15.00				165.00				
6080 - Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
Total 6000 - Administrative	8,358.00	8,533.00	-175.00	97.9%	86,482.97	86,630.00	-147.03	99.8%	103,821.00
Total Expense	36,526.39	39,770.42	-3,244.03	91.8%	468,240.85	469,295.74	-1,054.89	99.8%	545,772.27
Net Ordinary Income	9,005.24	5,710.56	3,294.68	157.7%	-12,978.67	-14,485.89	1,507.22	89.6%	-0.45
Net Income	<u>9,005.24</u>	<u>5,710.56</u>	<u>3,294.68</u>	<u>157.7%</u>	<u>-12,978.67</u>	<u>-14,485.89</u>	<u>1,507.22</u>	<u>89.6%</u>	<u>-0.45</u>