

The Corral at Breckenridge HOA
Operating Profit & Loss
July 2017

	Jul 17	Budget	\$ Over Bu...	% of Budget	Sep '16 - J...	YTD Budget	\$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
4100 · Operating Income									
4110 · Dues Income - Operating	45,481.13	45,480.99	0.14	100.0%	500,292.43	500,290.84	1.59	100.0%	545,771.82
4120 · Interest Income - Operating	0.33	0.00	0.33	100.0%	15.45	0.00	15.45	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				235.00				
Total 4100 · Operating Income	45,531.46	45,480.99	50.47	100.1%	500,793.64	500,290.84	502.80	100.1%	545,771.82
Total Income	45,531.46	45,480.99	50.47	100.1%	500,793.64	500,290.84	502.80	100.1%	545,771.82
Gross Profit	45,531.46	45,480.99	50.47	100.1%	500,793.64	500,290.84	502.80	100.1%	545,771.82
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	0.00	2,400.00	-2,400.00	0.0%	28,207.28	26,309.10	1,898.18	107.2%	28,678.80
5120 · General Supplies	346.69	550.00	-203.31	63.0%	4,964.03	6,050.00	-1,085.97	82.1%	6,600.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,461.00	0.00	100.0%	27,116.50	27,071.00	45.50	100.2%	29,532.00
5140 · Alarm Sys Monitoring & Rep...	149.70	149.70	0.00	100.0%	2,130.50	1,603.22	527.28	132.9%	1,803.22
5150 · Boiler Repairs & Maint	0.00	200.00	-200.00	0.0%	1,480.33	7,806.13	-6,325.80	19.0%	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 & Inspectio...	0.00	0.00	0.00	0.0%	17,408.32	17,078.46	329.86	101.9%	17,078.46
5180 · Hot Tub Repairs & Maint	0.00	445.32	-445.32	0.0%	4,196.97	4,898.53	-701.56	85.7%	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	2,957.39	6,206.02	-3,248.63	47.7%	88,824.21	95,666.44	-6,842.23	92.8%	101,892.46
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	4,950.00	4,950.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (G...	100.00	100.00	0.00	100.0%	1,100.00	1,100.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	600.00	710.00	-110.00	84.5%	9,300.00	7,810.00	1,490.00	119.1%	8,520.00
5225 · Common Area Cleaning (GW...	350.00	350.00	0.00	100.0%	3,850.00	3,850.00	0.00	100.0%	4,200.00
5230 · Snow Removal Roof & Drive...	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	158.32	514.80	-356.48	30.8%	2,737.18	3,926.37	-1,189.19	69.7%	4,376.37
5245 · Landscaping (GWL)	1,800.00	1,800.00	0.00	100.0%	7,200.00	7,200.00	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%	8,250.00	8,250.00	0.00	100.0%	9,000.00
Total 5200 · Common Area Operations	4,208.32	4,674.80	-466.48	90.0%	58,128.43	56,686.37	1,442.06	102.5%	61,296.37
5300 · Utilities									
5310 · Electricity	1,836.91	2,205.00	-368.09	83.3%	46,943.01	35,082.19	11,860.82	133.8%	37,287.19
5320 · Gas	4,094.02	3,675.00	419.02	111.4%	89,012.87	97,447.76	-8,434.89	91.3%	101,122.76
5330 · Sewer	8,034.00	8,034.00	0.00	100.0%	32,136.00	32,136.00	0.00	100.0%	32,136.00
5340 · Trash Removal	762.00	635.00	127.00	120.0%	9,651.00	8,570.00	1,081.00	112.6%	9,205.00
5350 · Water	3,008.07	2,486.33	521.74	121.0%	16,658.81	14,901.33	1,757.48	111.8%	14,901.33
5360 · Telephone	357.95	750.00	-392.05	47.7%	6,823.57	8,250.00	-1,426.43	82.7%	9,000.00
5370 · Internet/Cable TV	6,089.36	6,259.18	-169.82	97.3%	68,929.32	68,850.98	78.34	100.1%	75,110.16
Total 5300 · Utilities	24,182.31	24,044.51	137.80	100.6%	270,154.58	265,238.26	4,916.32	101.9%	278,762.44

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6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	49,500.00	49,500.00	0.00	100.0%	54,000.00
6020 · General Administrative Expe...	57.63	225.00	-167.37	25.6%	320.20	1,100.00	-779.80	29.1%	1,400.00
6030 · Insurance Expense	3,833.00	3,833.00	0.00	100.0%	42,163.00	42,163.00	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	0.00	0.00	0.0%	895.47	800.00	95.47	111.9%	800.00
6070 · Bank Service Charges	0.00				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	<u>8,390.63</u>	<u>8,558.00</u>	<u>-167.37</u>	<u>98.0%</u>	<u>94,833.60</u>	<u>95,188.00</u>	<u>-354.40</u>	<u>99.6%</u>	<u>103,821.00</u>
Total Expense	<u>39,738.65</u>	<u>43,483.33</u>	<u>-3,744.68</u>	<u>91.4%</u>	<u>511,940.82</u>	<u>512,779.07</u>	<u>-838.25</u>	<u>99.8%</u>	<u>545,772.27</u>
Net Ordinary Income	<u>5,792.81</u>	<u>1,997.66</u>	<u>3,795.15</u>	<u>290.0%</u>	<u>-11,147.18</u>	<u>-12,488.23</u>	<u>1,341.05</u>	<u>89.3%</u>	<u>-0.45</u>
Net Income	<u>5,792.81</u>	<u>1,997.66</u>	<u>3,795.15</u>	<u>290.0%</u>	<u>-11,147.18</u>	<u>-12,488.23</u>	<u>1,341.05</u>	<u>89.3%</u>	<u>-0.45</u>