

The Corral at Breckenridge HOA Operating Profit & Loss August 2017

	Aug 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Aug 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%	545,773.56	545,771.82	1.74	100.0%	545,771.82
4120 · Interest Income - Operating	2.33	0.00	2.33	100.0%	17.78	0.00	17.78	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	0.00				235.00				
Total 4100 · Operating Income	45,483.46	45,480.98	2.48	100.0%	546,277.10	545,771.82	505.28	100.1%	545,771.82
Total Income	45,483.46	45,480.98	2.48	100.0%	546,277.10	545,771.82	505.28	100.1%	545,771.82
Gross Profit	45,483.46	45,480.98	2.48	100.0%	546,277.10	545,771.82	505.28	100.1%	545,771.82
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	1,793.50	2,369.70	-576.20	75.7%	30,000.78	28,678.80	1,321.98	104.6%	28,678.80
5120 · General Supplies	569.45	550.00	19.45	103.5%	5,533.48	6,600.00	-1,066.52	83.8%	6,600.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,461.00	0.00	100.0%	29,577.50	29,532.00	45.50	100.2%	29,532.00
5140 · Alarm Sys Monitoring & Repair	0.00	200.00	-200.00	0.0%	2,130.50	1,803.22	327.28	118.1%	1,803.22
5150 · Boiler Repairs & Maint	67.75	200.00	-132.25	33.9%	1,548.08	8,006.13	-6,458.05	19.3%	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	0.00	0.00	0.0%	17,408.32	17,078.46	329.86	101.9%	17,078.46
5180 · Hot Tub Repairs & Maint	11.54	445.32	-433.78	2.6%	4,208.51	5,343.85	-1,135.34	78.8%	5,343.85
5190 · Fire Safety Expense	864.00	0.00	864.00	100.0%	4,184.28	3,850.00	334.28	108.7%	3,850.00
Total 5100 · Maintenance & Repair	5,767.24	6,226.02	-458.78	92.6%	94,591.45	101,892.46	-7,301.01	92.8%	101,892.46
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	5,400.00	5,400.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	1,200.00	1,200.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	600.00	710.00	-110.00	84.5%	9,900.00	8,520.00	1,380.00	116.2%	8,520.00
5225 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	4,200.00	4,200.00	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	0.00	450.00	-450.00	0.0%	2,737.18	4,376.37	-1,639.19	62.5%	4,376.37
5245 · Landscaping (GWL)	1,800.00	1,800.00	0.00	100.0%	9,000.00	9,000.00	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%	9,000.00	9,000.00	0.00	100.0%	9,000.00
Total 5200 · Common Area Operations	4,050.00	4,610.00	-560.00	87.9%	62,178.43	61,296.37	882.06	101.4%	61,296.37
5300 · Utilities									
5310 · Electricity	2,425.62	2,205.00	220.62	110.0%	49,257.64	37,287.19	11,970.45	132.1%	37,287.19
5320 · Gas	3,150.49	3,675.00	-524.51	85.7%	92,123.90	101,122.76	-8,998.86	91.1%	101,122.76
5330 · Sewer	0.00	0.00	0.00	0.0%	32,136.00	32,136.00	0.00	100.0%	32,136.00
5340 · Trash Removal	762.00	635.00	127.00	120.0%	10,413.00	9,205.00	1,208.00	113.1%	9,205.00
5350 · Water	0.00	0.00	0.00	0.0%	16,658.81	14,901.33	1,757.48	111.8%	14,901.33
5360 · Telephone	357.37	750.00	-392.63	47.6%	7,180.94	9,000.00	-1,819.06	79.8%	9,000.00
5370 · Internet/Cable TV	6,362.54	6,259.18	103.36	101.7%	75,496.35	75,110.16	386.19	100.5%	75,110.16
Total 5300 · Utilities	13,058.02	13,524.18	-466.16	96.6%	283,266.64	278,762.44	4,504.20	101.6%	278,762.44
6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	54,000.00	54,000.00	0.00	100.0%	54,000.00
6020 · General Administrative Expense	2,327.90	300.00	2,027.90	776.0%	2,648.10	1,400.00	1,248.10	189.2%	1,400.00
6030 · Insurance Expense	3,899.00	3,833.00	66.00	101.7%	46,062.00	45,996.00	66.00	100.1%	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

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Accrual Basis

The Corral at Breckenridge HOA
Operating Profit & Loss
August 2017

	Aug 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Aug 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
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	10,726.90	8,633.00	2,093.90	124.3%	105,560.50	103,821.00	1,739.50	101.7%	103,821.00
Total Expense	33,602.16	32,993.20	608.96	101.8%	545,597.02	545,772.27	-175.25	100.0%	545,772.27
Net Ordinary Income	11,881.30	12,487.78	-606.48	95.1%	680.08	-0.45	680.53	-151,128.9%	-0.45
Net Income	<u>11,881.30</u>	<u>12,487.78</u>	<u>-606.48</u>	<u>95.1%</u>	<u>680.08</u>	<u>-0.45</u>	<u>680.53</u>	<u>-151,128.9%</u>	<u>-0.45</u>