

The Corral at Breckenridge HOA
Operating Profit & Loss
September 2017

	Sep 17	Budget	\$ Over Budget	% of Budget	Sep 17	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%	46,636.36	46,611.67	24.69	100.1%	559,340.04
4120 · Interest Income - Operating	2.42	0.00	2.42	100.0%	2.42	0.00	2.42	100.0%	0.00
4130 · Late Payment Fee Income	334.69	0.00	334.69	100.0%	334.69	0.00	334.69	100.0%	0.00
4140 · Returned Check Fee Income	50.00				50.00				
Total 4100 · Operating Income	47,023.47	46,611.67	411.80	100.9%	47,023.47	46,611.67	411.80	100.9%	559,340.04
Total Income	47,023.47	46,611.67	411.80	100.9%	47,023.47	46,611.67	411.80	100.9%	559,340.04
Gross Profit	47,023.47	46,611.67	411.80	100.9%	47,023.47	46,611.67	411.80	100.9%	559,340.04
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	123.49	2,300.00	-2,176.51	5.4%	123.49	2,300.00	-2,176.51	5.4%	27,600.00
5120 · General Supplies	874.07	460.00	414.07	190.0%	874.07	460.00	414.07	190.0%	5,520.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,465.00	-4.00	99.8%	2,461.00	2,465.00	-4.00	99.8%	29,580.00
5140 · Alarm Sys Monitoring & Repair	0.00	1,540.00	-1,540.00	0.0%	0.00	1,540.00	-1,540.00	0.0%	2,140.00
5150 · Boiler Repairs & Maint	620.00	375.00	245.00	165.3%	620.00	375.00	245.00	165.3%	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	3,912.96	3,800.00	112.96	103.0%	3,912.96	3,800.00	112.96	103.0%	17,700.00
5180 · Hot Tub Repairs & Maint	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,400.00
5190 · Fire Safety Expense	632.86	1,200.00	-567.14	52.7%	632.86	1,200.00	-567.14	52.7%	4,270.00
Total 5100 · Maintenance & Repair	8,624.38	12,140.00	-3,515.62	71.0%	8,624.38	12,140.00	-3,515.62	71.0%	96,710.00
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	450.00	450.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	100.00	100.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	750.00	1,125.00	-375.00	66.7%	750.00	1,125.00	-375.00	66.7%	11,250.00
5225 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	350.00	350.00	0.00	100.0%	4,200.00
5230 · Snow Removal Roof & Driveway	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,150.00
5235 · Snow Removal (GWL)	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	13,000.00
5240 · Landscaping	0.00	1,200.00	-1,200.00	0.0%	0.00	1,200.00	-1,200.00	0.0%	10,000.00
5245 · Landscaping (GWL)	1,800.00	1,800.00	0.00	100.0%	1,800.00	1,800.00	0.00	100.0%	9,000.00
5250 · Exterior Window Washing	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,730.00
5260 · Hot Tub Maintenance (GWL)	750.00	750.00	0.00	100.0%	750.00	750.00	0.00	100.0%	9,000.00
Total 5200 · Common Area Operations	4,200.00	5,775.00	-1,575.00	72.7%	4,200.00	5,775.00	-1,575.00	72.7%	70,930.00
5300 · Utilities									
5310 · Electricity	2,507.50	3,000.00	-492.50	83.6%	2,507.50	3,000.00	-492.50	83.6%	51,000.00
5320 · Gas	3,368.95	2,800.00	568.95	120.3%	3,368.95	2,800.00	568.95	120.3%	92,600.00
5330 · Sewer	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	32,200.00
5340 · Trash Removal	762.00	800.00	-38.00	95.3%	762.00	800.00	-38.00	95.3%	11,100.00
5350 · Water	4,544.81	3,500.00	1,044.81	129.9%	4,544.81	3,500.00	1,044.81	129.9%	16,800.00
5360 · Telephone	382.02	375.00	7.02	101.9%	382.02	375.00	7.02	101.9%	4,500.00
5370 · Internet/Cable TV	6,362.54	6,375.00	-12.46	99.8%	6,362.54	6,375.00	-12.46	99.8%	76,500.00
Total 5300 · Utilities	17,927.82	16,850.00	1,077.82	106.4%	17,927.82	16,850.00	1,077.82	106.4%	284,700.00

The Corral at Breckenridge HOA
Operating Profit & Loss
September 2017

	Sep 17	Budget	\$ Over Budget	% of Budget	Sep 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	4,500.00	4,500.00	0.00	100.0%	54,000.00
6020 · General Administrative Expense	0.00	20.00	-20.00	0.0%	0.00	20.00	-20.00	0.0%	2,860.00
6030 · Insurance Expense	5,511.65	3,950.00	1,561.65	139.5%	5,511.65	3,950.00	1,561.65	139.5%	47,400.00
6040 · Property Taxes	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,000.00
6050 · Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	840.00
6060 · Legal Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	900.00
Total 6000 · Administrative	10,011.65	8,470.00	1,541.65	118.2%	10,011.65	8,470.00	1,541.65	118.2%	107,000.00
Total Expense	40,763.85	43,235.00	-2,471.15	94.3%	40,763.85	43,235.00	-2,471.15	94.3%	559,340.00
Net Ordinary Income	6,259.62	3,376.67	2,882.95	185.4%	6,259.62	3,376.67	2,882.95	185.4%	0.04
Net Income	6,259.62	3,376.67	2,882.95	185.4%	6,259.62	3,376.67	2,882.95	185.4%	0.04