

# The Corral at Breckenridge HOA Operating Profit & Loss

October 2017

	Oct 17	Budget	\$ Over Budget	% of Budget	Sep - Oct 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>4100 - Operating Income</b>									
4110 - Dues Income - Operating	46,636.36	46,611.67	24.69	100.1%	93,272.72	93,223.34	49.38	100.1%	559,340.04
4120 - Interest Income - Operating	3.13	0.00	3.13	100.0%	5.55	0.00	5.55	100.0%	0.00
4130 - Late Payment Fee Income	324.45	0.00	324.45	100.0%	659.14	0.00	659.14	100.0%	0.00
4140 - Returned Check Fee Income	50.00				100.00				
<b>Total 4100 - Operating Income</b>	<u>47,013.94</u>	<u>46,611.67</u>	<u>402.27</u>	<u>100.9%</u>	<u>94,037.41</u>	<u>93,223.34</u>	<u>814.07</u>	<u>100.9%</u>	<u>559,340.04</u>
<b>Total Income</b>	<u>47,013.94</u>	<u>46,611.67</u>	<u>402.27</u>	<u>100.9%</u>	<u>94,037.41</u>	<u>93,223.34</u>	<u>814.07</u>	<u>100.9%</u>	<u>559,340.04</u>
<b>Gross Profit</b>	<u>47,013.94</u>	<u>46,611.67</u>	<u>402.27</u>	<u>100.9%</u>	<u>94,037.41</u>	<u>93,223.34</u>	<u>814.07</u>	<u>100.9%</u>	<u>559,340.04</u>
<b>Expense</b>									
<b>5100 - Maintenance &amp; Repair</b>									
5110 - General Maintenance & Repair	842.19	2,300.00	-1,457.81	36.6%	1,408.68	4,600.00	-3,191.32	30.6%	27,600.00
5120 - General Supplies	622.33	460.00	162.33	135.3%	1,496.40	920.00	576.40	162.7%	5,520.00
5130 - Mechanical Sys Service Agmt	2,461.00	2,465.00	-4.00	99.8%	4,922.00	4,930.00	-8.00	99.8%	29,580.00
5140 - Alarm Sys Monitoring & Repair	216.70	150.00	66.70	144.5%	216.70	1,690.00	-1,473.30	12.8%	2,140.00
5150 - Boiler Repairs & Maint	0.00	375.00	-375.00	0.0%	620.00	750.00	-130.00	82.7%	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	0.00	0.00	0.00	0.0%	3,912.96	3,800.00	112.96	103.0%	17,700.00
5180 - Hot Tub Repairs & Maint	385.17	800.00	-414.83	48.1%	385.17	800.00	-414.83	48.1%	4,400.00
5190 - Fire Safety Expense	1,115.00	2,070.00	-955.00	53.9%	1,747.86	3,270.00	-1,522.14	53.5%	4,270.00
<b>Total 5100 - Maintenance &amp; Repair</b>	<u>5,642.39</u>	<u>8,620.00</u>	<u>-2,977.61</u>	<u>65.5%</u>	<u>14,709.77</u>	<u>20,760.00</u>	<u>-6,050.23</u>	<u>70.9%</u>	<u>96,710.00</u>
<b>5200 - Common Area Operations</b>									
5210 - General Maintenance (GWL)	450.00	450.00	0.00	100.0%	900.00	900.00	0.00	100.0%	5,400.00
5215 - Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	200.00	200.00	0.00	100.0%	1,200.00
5220 - Cleaning Contractor	600.00	900.00	-300.00	66.7%	1,350.00	2,025.00	-675.00	66.7%	11,250.00
5225 - Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	700.00	700.00	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	600.00	-600.00	0.0%	0.00	1,800.00	-1,800.00	0.0%	10,000.00
5245 - Landscaping (GWL)	1,800.00	1,800.00	0.00	100.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
5250 - Exterior Window Washing	4,300.00	4,730.00	-430.00	90.9%	4,300.00	4,730.00	-430.00	90.9%	4,730.00
5260 - Hot Tub Maintenance (GWL)	750.00	750.00	0.00	100.0%	1,500.00	1,500.00	0.00	100.0%	9,000.00
<b>Total 5200 - Common Area Operations</b>	<u>8,350.00</u>	<u>9,680.00</u>	<u>-1,330.00</u>	<u>86.3%</u>	<u>12,550.00</u>	<u>15,455.00</u>	<u>-2,905.00</u>	<u>81.2%</u>	<u>70,930.00</u>
<b>5300 - Utilities</b>									
5310 - Electricity	2,662.60	2,900.00	-237.40	91.8%	5,170.10	5,900.00	-729.90	87.6%	51,000.00
5320 - Gas	5,172.45	3,000.00	2,172.45	172.4%	8,541.40	5,800.00	2,741.40	147.3%	92,600.00
5330 - Sewer	8,034.00	8,050.00	-16.00	99.8%	8,034.00	8,050.00	-16.00	99.8%	32,200.00
5340 - Trash Removal	762.00	800.00	-38.00	95.3%	1,524.00	1,600.00	-76.00	95.3%	11,100.00
5350 - Water	0.00	0.00	0.00	0.0%	4,544.81	3,500.00	1,044.81	129.9%	16,800.00
5360 - Telephone	385.90	375.00	10.90	102.9%	767.92	750.00	17.92	102.4%	4,500.00
5370 - Internet/Cable TV	6,367.93	6,375.00	-7.07	99.9%	12,730.47	12,750.00	-19.53	99.8%	76,500.00
<b>Total 5300 - Utilities</b>	<u>23,384.88</u>	<u>21,500.00</u>	<u>1,884.88</u>	<u>108.8%</u>	<u>41,312.70</u>	<u>38,350.00</u>	<u>2,962.70</u>	<u>107.7%</u>	<u>284,700.00</u>
<b>6000 - Administrative</b>									
6010 - Management Fees	4,500.00	4,500.00	0.00	100.0%	9,000.00	9,000.00	0.00	100.0%	54,000.00
6020 - General Administrative Expense	218.00	80.00	138.00	272.5%	218.00	100.00	118.00	218.0%	2,860.00
6030 - Insurance Expense	3,978.00	3,950.00	28.00	100.7%	9,489.65	7,900.00	1,589.65	120.1%	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
<b>Total 6000 - Administrative</b>	<u>8,696.00</u>	<u>8,530.00</u>	<u>166.00</u>	<u>101.9%</u>	<u>18,707.65</u>	<u>17,000.00</u>	<u>1,707.65</u>	<u>110.0%</u>	<u>107,000.00</u>
<b>Total Expense</b>	<u>46,073.27</u>	<u>48,330.00</u>	<u>-2,256.73</u>	<u>95.3%</u>	<u>87,280.12</u>	<u>91,565.00</u>	<u>-4,284.88</u>	<u>95.3%</u>	<u>559,340.00</u>
<b>Net Ordinary Income</b>	<u>940.67</u>	<u>-1,718.33</u>	<u>2,659.00</u>	<u>-54.7%</u>	<u>6,757.29</u>	<u>1,658.34</u>	<u>5,098.95</u>	<u>407.5%</u>	<u>0.04</u>
<b>Net Income</b>	<u><b>940.67</b></u>	<u><b>-1,718.33</b></u>	<u><b>2,659.00</b></u>	<u><b>-54.7%</b></u>	<u><b>6,757.29</b></u>	<u><b>1,658.34</b></u>	<u><b>5,098.95</b></u>	<u><b>407.5%</b></u>	<u><b>0.04</b></u>