

The Corral at Breckenridge HOA Operating Profit & Loss

November 2017

	Nov 17	Budget	\$ Over Budget	% of Budget	Sep - Nov 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%	139,909.08	139,835.01	74.07	100.1%	559,340.04
4120 · Interest Income - Operating	4.30	0.00	4.30	100.0%	9.85	0.00	9.85	100.0%	0.00
4130 · Late Payment Fee Income	374.60	0.00	374.60	100.0%	1,033.74	0.00	1,033.74	100.0%	0.00
4140 · Returned Check Fee Income	0.00				100.00				
Total 4100 · Operating Income	47,015.26	46,611.67	403.59	100.9%	141,052.67	139,835.01	1,217.66	100.9%	559,340.04
Total Income	47,015.26	46,611.67	403.59	100.9%	141,052.67	139,835.01	1,217.66	100.9%	559,340.04
Gross Profit	47,015.26	46,611.67	403.59	100.9%	141,052.67	139,835.01	1,217.66	100.9%	559,340.04
Expense									
5100 · Maintenance & Repair									
5110 · General Maintenance & Repair	1,097.80	2,300.00	-1,202.20	47.7%	2,506.48	6,900.00	-4,393.52	36.3%	27,600.00
5120 · General Supplies	-212.92	460.00	-672.92	-46.3%	1,283.48	1,380.00	-96.52	93.0%	5,520.00
5130 · Mechanical Sys Service Agmt	2,461.00	2,465.00	-4.00	99.8%	7,383.00	7,395.00	-12.00	99.8%	29,580.00
5140 · Alarm Sys Monitoring & Repair	0.00	0.00	0.00	0.0%	216.70	1,690.00	-1,473.30	12.8%	2,140.00
5150 · Boiler Repairs & Maint	464.21	375.00	89.21	123.8%	1,084.21	1,125.00	-40.79	96.4%	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	1,622.47	0.00	1,622.47	100.0%	2,007.64	800.00	1,207.64	251.0%	4,400.00
5190 · Fire Safety Expense	0.00	0.00	0.00	0.0%	2,982.86	3,270.00	-287.14	91.2%	4,270.00
Total 5100 · Maintenance & Repair	5,432.56	5,600.00	-167.44	97.0%	21,377.33	26,360.00	-4,982.67	81.1%	96,710.00
5200 · Common Area Operations									
5210 · General Maintenance (GWL)	450.00	450.00	0.00	100.0%	1,350.00	1,350.00	0.00	100.0%	5,400.00
5215 · Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	300.00	300.00	0.00	100.0%	1,200.00
5220 · Cleaning Contractor	0.00	900.00	-900.00	0.0%	1,350.00	2,925.00	-1,575.00	46.2%	11,250.00
5225 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	1,050.00	1,050.00	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)	2,000.00	2,000.00	0.00	100.0%	2,000.00	2,000.00	0.00	100.0%	13,000.00
5240 · Landscaping	495.00	0.00	495.00	100.0%	495.00	1,800.00	-1,305.00	27.5%	10,000.00
5245 · Landscaping (GWL)	0.00	0.00	0.00	0.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
5250 · Exterior Window Washing	0.00	0.00	0.00	0.0%	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%	2,250.00	2,250.00	0.00	100.0%	9,000.00
Total 5200 · Common Area Operations	4,145.00	4,550.00	-405.00	91.1%	16,695.00	20,005.00	-3,310.00	83.5%	70,930.00
5300 · Utilities									
5310 · Electricity	2,475.31	2,900.00	-424.69	85.4%	7,645.41	8,800.00	-1,154.59	86.9%	51,000.00
5320 · Gas	6,789.73	6,400.00	389.73	106.1%	15,331.13	12,200.00	3,131.13	125.7%	92,600.00
5330 · Sewer	0.00	0.00	0.00	0.0%	8,034.00	8,050.00	-16.00	99.8%	32,200.00
5340 · Trash Removal	762.00	800.00	-38.00	95.3%	2,286.00	2,400.00	-114.00	95.3%	11,100.00
5350 · Water	2,567.27	2,600.00	-32.73	98.7%	7,112.08	6,100.00	1,012.08	116.6%	16,800.00
5360 · Telephone	369.02	375.00	-5.98	98.4%	1,136.94	1,125.00	11.94	101.1%	4,500.00
5370 · Internet/Cable TV	6,352.05	6,375.00	-22.95	99.6%	19,082.52	19,125.00	-42.48	99.8%	76,500.00
Total 5300 · Utilities	19,315.38	19,450.00	-134.62	99.3%	60,628.08	57,800.00	2,828.08	104.9%	284,700.00

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November 2017

	Nov 17	Budget	\$ Over Budget	% of Budget	Sep - Nov 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
6000 · Administrative									
6010 · Management Fees	4,500.00	4,500.00	0.00	100.0%	13,500.00	13,500.00	0.00	100.0%	54,000.00
6020 · General Administrative Expense	87.04	20.00	67.04	435.2%	305.04	120.00	185.04	254.2%	2,860.00
6030 · Insurance Expense	3,879.00	3,950.00	-71.00	98.2%	13,368.65	11,850.00	1,518.65	112.8%	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	900.00	-900.00	0.0%	0.00	900.00	-900.00	0.0%	900.00
Total 6000 · Administrative	8,466.04	9,370.00	-903.96	90.4%	27,173.69	26,370.00	803.69	103.0%	107,000.00
Total Expense	37,358.98	38,970.00	-1,611.02	95.9%	125,874.10	130,535.00	-4,660.90	96.4%	559,340.00
Net Ordinary Income	9,656.28	7,641.67	2,014.61	126.4%	15,178.57	9,300.01	5,878.56	163.2%	0.04
Net Income	9,656.28	7,641.67	2,014.61	126.4%	15,178.57	9,300.01	5,878.56	163.2%	0.04