

The Corral at Breckenridge HOA Operating Profit & Loss

December 2017

	Dec 17	Budget	\$ Over Budget	% of Budget	Sep - Dec 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%	186,545.44	186,446.68	98.76	100.1%	559,340.04
4120 - Interest Income - Operating	0.97	0.00	0.97	100.0%	10.82	0.00	10.82	100.0%	0.00
4130 - Late Payment Fee Income	-91.66	0.00	-91.66	100.0%	942.08	0.00	942.08	100.0%	0.00
4140 - Returned Check Fee Income	35.00				135.00				
Total 4100 - Operating Income	46,580.67	46,611.67	-31.00	99.9%	187,633.34	186,446.68	1,186.66	100.6%	559,340.04
Total Income	46,580.67	46,611.67	-31.00	99.9%	187,633.34	186,446.68	1,186.66	100.6%	559,340.04
Gross Profit	46,580.67	46,611.67	-31.00	99.9%	187,633.34	186,446.68	1,186.66	100.6%	559,340.04
Expense									
5100 - Maintenance & Repair									
5110 - General Maintenance & Repair	65.00	2,300.00	-2,235.00	2.8%	2,571.48	9,200.00	-6,628.52	28.0%	27,600.00
5120 - General Supplies	0.00	460.00	-460.00	0.0%	1,283.48	1,840.00	-556.52	69.8%	5,520.00
5130 - Mechanical Sys Service Agmt	2,461.00	2,465.00	-4.00	99.8%	9,844.00	9,860.00	-16.00	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	568.75	375.00	193.75	151.7%	1,652.96	1,500.00	152.96	110.2%	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	4,822.96	4,900.00	-77.04	98.4%	8,735.92	8,700.00	35.92	100.4%	17,700.00
5180 - Hot Tub Repairs & Maint	0.00	50.00	-50.00	0.0%	2,007.64	850.00	1,157.64	236.2%	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	7,917.71	10,550.00	-2,632.29	75.0%	29,295.04	36,910.00	-7,614.96	79.4%	96,710.00
5200 - Common Area Operations									
5210 - General Maintenance (GWL)	450.00	450.00	0.00	100.0%	1,800.00	1,800.00	0.00	100.0%	5,400.00
5215 - Parking Area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	400.00	400.00	0.00	100.0%	1,200.00
5220 - Cleaning Contractor	600.00	900.00	-300.00	66.7%	2,700.00	3,825.00	-1,125.00	70.6%	11,250.00
5225 - Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	1,400.00	1,400.00	0.00	100.0%	4,200.00
5230 - Snow Removal Roof & Driveway	0.00	150.00	-150.00	0.0%	0.00	150.00	-150.00	0.0%	3,150.00
5235 - Snow Removal (GWL)	2,000.00	2,000.00	0.00	100.0%	4,000.00	4,000.00	0.00	100.0%	13,000.00
5240 - Landscaping	0.00	0.00	0.00	0.0%	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%	3,000.00	3,000.00	0.00	100.0%	9,000.00
Total 5200 - Common Area Operations	4,250.00	4,700.00	-450.00	90.4%	21,695.00	24,705.00	-3,010.00	87.8%	70,930.00
5300 - Utilities									
5310 - Electricity	5,039.00	6,200.00	-1,161.00	81.3%	12,684.41	15,000.00	-2,315.59	84.6%	51,000.00
5320 - Gas	12,535.95	10,200.00	2,335.95	122.9%	27,867.08	22,400.00	5,467.08	124.4%	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	1,062.00	1,100.00	-38.00	96.5%	3,348.00	3,500.00	-152.00	95.7%	11,100.00
5350 - Water	0.00	0.00	0.00	0.0%	7,112.08	6,100.00	1,012.08	116.6%	16,800.00
5360 - Telephone	374.53	375.00	-0.47	99.9%	1,511.47	1,500.00	11.47	100.8%	4,500.00
5370 - Internet/Cable TV	6,352.05	6,375.00	-22.95	99.6%	25,434.57	25,500.00	-65.43	99.7%	76,500.00
Total 5300 - Utilities	25,363.53	24,250.00	1,113.53	104.6%	85,991.61	82,050.00	3,941.61	104.8%	284,700.00
6000 - Administrative									
6010 - Management Fees	4,500.00	4,500.00	0.00	100.0%	18,000.00	18,000.00	0.00	100.0%	54,000.00
6020 - General Administrative Expense	0.00	20.00	-20.00	0.0%	305.04	140.00	165.04	217.9%	2,860.00
6030 - Insurance Expense	2,892.85	3,950.00	-1,057.15	73.2%	16,261.50	15,800.00	461.50	102.9%	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	900.00	-900.00	0.0%	900.00
Total 6000 - Administrative	7,392.85	8,470.00	-1,077.15	87.3%	34,566.54	34,840.00	-273.46	99.2%	107,000.00
Total Expense	44,924.09	47,970.00	-3,045.91	93.7%	171,548.19	178,505.00	-6,956.81	96.1%	559,340.00
Net Ordinary Income	1,656.58	-1,358.33	3,014.91	-122.0%	16,085.15	7,941.68	8,143.47	202.5%	0.04
Net Income	1,656.58	-1,358.33	3,014.91	-122.0%	16,085.15	7,941.68	8,143.47	202.5%	0.04