

## The Corral at Breckenridge HOA Operating Profit & Loss

April 2017

	Apr 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>HOA Income</b>									
Returned Check Charges	85.00				85.00				
301 · Dues Income	45,481.13	45,480.98	0.15	100.0%	363,849.04	363,847.88	1.16	100.0%	545,771.82
303 · Interest Income OPR	0.01	0.00	0.01	100.0%	14.23	0.00	14.23	100.0%	0.00
302 · Late Fees	0.00	0.00	0.00	0.0%	250.76	0.00	250.76	100.0%	0.00
<b>Total HOA Income</b>	<b>45,566.14</b>	<b>45,480.98</b>	<b>85.16</b>	<b>100.2%</b>	<b>364,199.03</b>	<b>363,847.88</b>	<b>351.15</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Total Income</b>	<b>45,566.14</b>	<b>45,480.98</b>	<b>85.16</b>	<b>100.2%</b>	<b>364,199.03</b>	<b>363,847.88</b>	<b>351.15</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Gross Profit</b>	<b>45,566.14</b>	<b>45,480.98</b>	<b>85.16</b>	<b>100.2%</b>	<b>364,199.03</b>	<b>363,847.88</b>	<b>351.15</b>	<b>100.1%</b>	<b>545,771.82</b>
<b>Expense</b>									
<b>Administration</b>									
Bank Service Charges	70.00				150.00				
Administration Expense	170.00	0.00	170.00	100.0%	210.00	875.00	-665.00	24.0%	1,400.00
511 · Management Fees	4,500.00	4,500.00	0.00	100.0%	36,000.00	36,000.00	0.00	100.0%	54,000.00
600 · Insurance Expense	3,833.00	3,833.00	0.00	100.0%	30,664.00	30,664.00	0.00	100.0%	45,996.00
510 · Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	0.0%	100.00
Property Taxes	0.00	0.00	0.00	0.0%	949.93	925.00	24.93	102.7%	925.00
608 · Legal Fees	0.00	0.00	0.00	0.0%	895.47	600.00	295.47	149.2%	800.00
Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	600.00
<b>Total Administration</b>	<b>8,573.00</b>	<b>8,333.00</b>	<b>240.00</b>	<b>102.9%</b>	<b>68,869.40</b>	<b>69,164.00</b>	<b>-294.60</b>	<b>99.6%</b>	<b>103,821.00</b>
<b>Homeowner Expenses</b>									
<b>Common Area Expenses (GWL)</b>									
708 · Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	2,800.00	2,800.00	0.00	100.0%	4,200.00
712 · Hot Tub Fee (GWL)	750.00	750.00	0.00	100.0%	6,000.00	6,000.00	0.00	100.0%	9,000.00
720 · Landscaping to (GWL)	0.00	0.00	0.00	0.0%	3,600.00	3,600.00	0.00	100.0%	9,000.00
705 · Maintenance to (GWL)	450.00	450.00	0.00	100.0%	3,600.00	3,600.00	0.00	100.0%	5,400.00
748 · Parking area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	800.00	800.00	0.00	100.0%	1,200.00
710 · Snow Removal to (GWL)	2,000.00	2,000.00	0.00	100.0%	12,000.00	12,000.00	0.00	100.0%	13,000.00
<b>Total Common Area Expenses (GWL)</b>	<b>3,650.00</b>	<b>3,650.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>28,800.00</b>	<b>28,800.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>41,800.00</b>
<b>Repairs and Maintenance</b>									
Mech Systems Service Agreement	2,461.00	2,461.00	0.00	100.0%	19,733.50	19,688.00	45.50	100.2%	29,532.00
Alarm Systems Monitor/Repair	149.70	149.70	0.00	100.0%	1,980.80	1,453.52	527.28	136.3%	1,803.22
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
700 · Elevator Repairs & Inspections	0.00	450.00	-450.00	0.0%	13,495.36	13,046.46	448.90	103.4%	17,078.46
713 · Hot Tub Repairs & Maint	479.10	445.32	33.78	107.6%	2,590.08	3,562.57	-972.49	72.7%	5,343.85
Boiler Repairs & Maint	568.20	200.00	368.20	284.1%	1,480.33	7,206.13	-5,725.80	20.5%	8,006.13
Landscaping	0.00	0.00	0.00	0.0%	544.50	1,120.69	-576.19	48.6%	4,376.37
735 · General Supplies	0.00	550.00	-550.00	0.0%	2,577.11	4,400.00	-1,822.89	58.6%	6,600.00
740 · Fire Safety Expense	0.00	350.00	-350.00	0.0%	3,320.28	3,850.00	-529.72	86.2%	3,850.00
Snow Removal Roof & Driveway	0.00	450.00	-450.00	0.0%	3,011.25	2,200.00	811.25	136.9%	2,200.00
Cleaning Contractor	600.00	710.00	-110.00	84.5%	7,200.00	5,680.00	1,520.00	126.8%	8,520.00
752 · Exterior Window Washing	0.00	0.00	0.00	0.0%	4,730.00	4,400.00	330.00	107.5%	4,400.00
Building maintenance & repairs	1,406.00	2,400.00	-994.00	58.6%	24,453.05	19,139.40	5,313.65	127.8%	28,678.80
<b>Total Repairs and Maintenance</b>	<b>5,664.00</b>	<b>8,166.02</b>	<b>-2,502.02</b>	<b>69.4%</b>	<b>85,116.26</b>	<b>86,746.77</b>	<b>-1,630.51</b>	<b>98.1%</b>	<b>121,388.83</b>

**The Corral at Breckenridge HOA**  
**Operating Profit & Loss**  
**April 2017**

	Apr 17	Budget	\$ Over Budget	% of Budget	Sep '16 - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Utilities</b>									
611 - Gas	7,385.22	10,886.39	-3,501.17	67.8%	71,274.14	81,676.12	-10,401.98	87.3%	101,122.76
612 - Electric	5,527.45	3,699.66	1,827.79	149.4%	38,408.37	26,607.98	11,800.39	144.3%	37,287.19
Comcast Bundle	6,294.85	6,259.18	35.67	100.6%	50,249.98	50,073.44	176.54	100.4%	75,110.16
615 - Sewer	8,034.00	8,034.00	0.00	100.0%	24,102.00	24,102.00	0.00	100.0%	32,136.00
620 - Trash Removal	1,112.00	918.00	194.00	121.1%	7,365.00	6,665.00	700.00	110.5%	9,205.00
622 - Water	0.00	0.00	0.00	0.0%	10,989.80	9,932.00	1,057.80	110.7%	14,901.33
625 - Telephone	366.00	750.00	-384.00	48.8%	5,752.15	6,000.00	-247.85	95.9%	9,000.00
<b>Total Utilities</b>	<b>28,719.52</b>	<b>30,547.23</b>	<b>-1,827.71</b>	<b>94.0%</b>	<b>208,141.44</b>	<b>205,056.54</b>	<b>3,084.90</b>	<b>101.5%</b>	<b>278,762.44</b>
<b>Total Homeowner Expenses</b>	<b>38,033.52</b>	<b>42,363.25</b>	<b>-4,329.73</b>	<b>89.8%</b>	<b>322,057.70</b>	<b>320,603.31</b>	<b>1,454.39</b>	<b>100.5%</b>	<b>441,951.27</b>
<b>Total Expense</b>	<b>46,606.52</b>	<b>50,696.25</b>	<b>-4,089.73</b>	<b>91.9%</b>	<b>390,927.10</b>	<b>389,767.31</b>	<b>1,159.79</b>	<b>100.3%</b>	<b>545,772.27</b>
<b>Net Ordinary Income</b>	<b>-1,040.38</b>	<b>-5,215.27</b>	<b>4,174.89</b>	<b>19.9%</b>	<b>-26,728.07</b>	<b>-25,919.43</b>	<b>-808.64</b>	<b>103.1%</b>	<b>-0.45</b>
<b>Net Income</b>	<b>-1,040.38</b>	<b>-5,215.27</b>	<b>4,174.89</b>	<b>19.9%</b>	<b>-26,728.07</b>	<b>-25,919.43</b>	<b>-808.64</b>	<b>103.1%</b>	<b>-0.45</b>