

**The Corral HOA
Balance Sheet
As of July 31, 2015**

	<u>Jul 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Corral Checking	5,200.00
Corral Savings	14,423.76
Corral Reserve	204,928.84
Total Checking/Savings	224,552.60
Accounts Receivable	
Accounts Receivable	(2,881.77)
Total Accounts Receivable	(2,881.77)
Other Current Assets	
AR-HOA Operating (45,516)	18,239.26
AR-HOA Operating (71,488)	62,710.14
AR - Property Mgmt Co	39,936.36
Total Other Current Assets	120,885.76
Total Current Assets	342,556.59
Fixed Assets	
Accum Amort-Domain names	(7,270.00)
Accum Amort - Domain Names	(533.00)
Accum Amort - Software	(16,621.00)
Accum Deprec-Furniture & Fix	(350.00)
Accum Deprec-Property & Equip	(61,541.00)
Accum Deprec - Office Equip	(21,125.00)
Accum Depres-Office Condo	(1,295.00)
Domain Names	12,000.00
Furniture & Fixtures	350.00
Office - Condo C-1 & C-2	50,515.80
Office Equipment	24,990.91
Property and Equipment	62,592.11
Software	22,796.00
Total Fixed Assets	64,509.82
TOTAL ASSETS	<u>407,066.41</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,029.54
Total Accounts Payable	8,029.54
Total Current Liabilities	8,029.54
Long Term Liabilities	
NP-HOA Reserve-(45,516)	39,739.26
NP-HOA Reserve (71,488)	62,710.14
Total Long Term Liabilities	102,449.40
Total Liabilities	110,478.94
Equity	
Additional Paid In Capital	124,445.00
Reserve Equity	261,873.81
Retained Earnings	(124,113.75)
Net Income	35,112.41
Total Equity	297,317.47
TOTAL LIABILITIES & EQUITY	<u>407,796.41</u>

The Corral HOA

Operating Profit & Loss

July 2015

	Jul 15	Budget	\$ Over Budget	% of Budget	Sep '14 - Jul 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
HOA Income									
Dues Income	45,481.13	45,481.13	0.00	100.0%	500,292.43	500,292.43	0.00	100.0%	545,773.56
Interest Income OPR	2.77	0.00	2.77	100.0%	53.82	0.00	53.82	100.0%	0.00
Late Fees	265.84	0.00	265.84	100.0%	2,859.77	0.00	2,859.77	100.0%	0.00
Misc Owner Charges (HOA)	2,716.00	0.00	2,716.00	100.0%	10,174.00	0.00	10,174.00	100.0%	0.00
Total HOA Income	48,465.74	45,481.13	2,984.61	106.6%	513,380.02	500,292.43	13,087.59	102.6%	545,773.56
Uncategorized Income	0.00				0.13				
Total Income	48,465.74	45,481.13	2,984.61	106.6%	513,380.15	500,292.43	13,087.72	102.6%	545,773.56
Gross Profit	48,465.74	45,481.13	2,984.61	106.6%	513,380.15	500,292.43	13,087.72	102.6%	545,773.56
Expense									
Administration									
Administration Expense	218.83	250.00	-31.17	87.5%	951.22	350.00	601.22	271.8%	700.00
Management Fees	4,500.00	4,500.00	0.00	100.0%	49,500.00	49,500.00	0.00	100.0%	54,000.00
Insurance Expense	3,853.28	0.00	3,853.28	100.0%	38,530.85	45,262.00	-6,731.15	85.1%	45,262.00
Postage and Shipping	0.00	0.00	0.00	0.0%	0.00	10.00	-10.00	0.0%	10.00
Property Taxes	0.00	0.00	0.00	0.0%	722.03	692.00	30.03	104.3%	692.00
Board Member Expense	0.00	0.00	0.00	0.0%	0.00	225.00	-225.00	0.0%	300.00
Legal Fees	10.00	500.00	-490.00	2.0%	1,790.00	5,500.00	-3,710.00	32.5%	6,000.00
Professional Fees	0.00	250.00	-250.00	0.0%	1,120.50	2,750.00	-1,629.50	40.7%	3,000.00
Tax Preparation	1,965.00	0.00	1,965.00	100.0%	4,740.00	600.00	4,140.00	790.0%	600.00
Reserve Fund Study Expense	0.00	0.00	0.00	0.0%	3,400.00	3,400.00	0.00	100.0%	3,400.00
Bad Debt Expense	-142.00	0.00	0.00	0.0%	-2,570.83	0.00	65.00	100.0%	0.00
Bank Fees	0.00	0.00	0.00	0.0%	65.00	0.00	65.00	100.0%	0.00
Total Administration	10,305.12	5,500.00	4,805.12	187.4%	98,248.77	108,289.00	-10,040.23	90.7%	113,964.00
Homeowner Expenses									
Common Area Expenses (GWL)									
Common Area Cleaning (GWL)	350.00	350.00	0.00	100.0%	3,850.00	3,850.00	0.00	100.0%	4,200.00
Hot Tub Fee (GWL)	750.00	750.00	0.00	100.0%	8,250.00	8,250.00	0.00	100.0%	9,000.00
Landscaping to (GWL)	1,000.00	1,500.00	-500.00	66.7%	7,000.00	7,500.00	-500.00	93.3%	9,000.00
Maintenance to (GWL)	450.00	450.00	0.00	100.0%	4,950.00	4,950.00	0.00	100.0%	5,400.00
Parking area & Sidewalk (GWL)	100.00	100.00	0.00	100.0%	1,100.00	1,100.00	0.00	100.0%	1,200.00
Snow Removal to (GWL)	0.00	0.00	0.00	0.0%	13,000.00	13,000.00	0.00	100.0%	13,000.00
Total Common Area Expenses (GWL)	2,650.00	3,150.00	-500.00	84.1%	38,150.00	38,650.00	-500.00	98.7%	41,800.00
Repairs and Maintenance									
Mech Systems Service Agreement	2,461.00	0.00	2,461.00	100.0%	27,071.00	0.00	27,071.00	100.0%	0.00
Alarm Systems Monitor/Repair	224.55	105.00	119.55	213.9%	2,763.41	1,200.00	1,563.41	230.3%	1,200.00
Snow Melt System Repairs	0.00	0.00	0.00	0.0%	631.52	16,289.00	-15,657.48	3.9%	16,289.00
Fitness Room Expense	0.00	25.00	-25.00	0.0%	0.00	275.00	-275.00	0.0%	300.00
Elevator Repairs & Inspections	0.00	0.00	0.00	0.0%	17,865.89	12,040.00	5,825.89	148.4%	12,040.00
Telephone System Repairs	0.00	0.00	0.00	0.0%	0.00	600.00	-600.00	0.0%	1,210.00
Contractor Repairs & Maint.	1,349.70	250.00	1,099.70	539.9%	15,186.18	2,750.00	12,436.18	552.2%	3,000.00
Hot Tub Repairs & Maint.	1,118.22	350.00	768.22	319.5%	6,136.22	3,850.00	2,286.22	158.4%	4,200.00
Boiler Repairs & Maint	0.00	1,950.00	-1,950.00	0.0%	8,245.02	21,450.00	-13,204.98	38.4%	23,364.50
Other Heating & Boiler Repairs	0.00	1,950.00	-1,950.00	0.0%	0.00	21,450.00	-21,450.00	0.0%	23,364.50
General Supplies	578.28	250.00	328.28	231.3%	8,497.98	2,750.00	5,747.98	309.0%	3,000.00
Fire Safety Expense	0.00	250.00	-250.00	0.0%	2,928.20	6,000.00	-3,071.80	48.8%	6,250.00
Roof & Gutter Repairs	0.00	0.00	0.00	0.0%	0.00	5,750.00	-5,750.00	0.0%	5,750.00
Common Electrical	0.00	250.00	-250.00	0.0%	0.00	2,750.00	-2,750.00	0.0%	3,000.00
Exterior Window Washing	0.00	0.00	0.00	0.0%	4,400.00	4,250.00	150.00	103.5%	4,250.00
Building maintenance & repairs	1,374.35	150.00	1,224.35	916.2%	28,922.41	1,650.00	27,272.41	1,752.9%	1,801.73
Total Repairs and Maintenance	7,106.10	5,530.00	1,576.10	128.5%	122,647.83	103,054.00	19,593.83	119.0%	109,019.73

The Corral HOA

Operating Profit & Loss

July 2015

	Jul 15	Budget	\$ Over Budget	% of Budget	Sep '14 - Jul 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Utilities									
Gas	3,341.47	2,534.00	807.47	131.9%	93,563.85	96,013.00	-2,449.15	97.4%	98,609.00
Electric	2,077.88	3,332.77	-1,254.89	62.3%	35,581.38	52,596.71	-17,015.33	67.6%	55,476.10
Cable TV	2,672.76	2,835.00	-162.24	94.3%	30,822.35	31,185.00	-362.65	98.8%	34,020.00
Internet	1,715.75	1,575.00	140.75	108.9%	18,352.63	17,325.00	1,027.63	105.8%	18,900.00
Sewer	8,034.00	8,034.00	0.00	100.0%	32,136.00	32,136.00	0.00	100.0%	32,136.00
Trash Removal	635.00	646.80	-11.80	98.2%	8,450.00	8,033.55	416.45	105.2%	8,680.35
Water	2,352.53	2,253.46	99.07	104.4%	13,817.97	14,268.38	-450.41	96.8%	14,268.38
Telephone	2,659.36	1,575.00	1,084.36	168.6%	13,901.39	17,325.00	-3,423.61	80.2%	18,900.00
Total Utilities	23,468.75	22,786.03	702.72	103.1%	246,625.57	268,882.64	-22,257.07	91.7%	280,989.83
Total Homeowner Expenses	33,244.85	31,466.03	1,778.82	105.7%	407,423.40	410,586.64	-3,163.24	99.2%	431,809.56
Total Expense	43,549.97	36,966.03	6,583.94	117.8%	505,672.17	518,875.64	-13,203.47	97.5%	545,773.56
Net Ordinary Income	4,915.77	8,515.10	-3,599.33	57.7%	7,707.98	-18,583.21	26,291.19	-41.5%	0.00
Net Income	4,915.77	8,515.10	-3,599.33	57.7%	7,707.98	-18,583.21	26,291.19	-41.5%	0.00

10:09 AM
09/23/15
Accrual Basis

The Corral HOA
Profit & Loss
September 2014 through July 2015

	<u>Sep '14 - Jul 15</u>
Other Income/Expense	
Other Income	
Reserve Fund Contribution (HOA)	52,039.57
Special Assessment	55,998.84
Interest Income RES	332.28
Total Other Income	<u>108,370.69</u>
Other Expense	
Fire suppression system repairs	5,753.00
Snow melt Repairs	45,684.93
Boiler Systems RES	29,528.33
Total Other Expense	<u>80,966.26</u>
Net Other Income	<u>27,404.43</u>
Net Income	<u><u>27,404.43</u></u>