

BRECKENRIDGE CONDOMINIUM
2017 OPERATING BUDGET

	YTD ACTUAL 09/30/16	YTD BUDGET 09/30/16	VARIANCE \$ AMT. OVER/(UNDER)	2016 APPROVED BUDGET	2017 PROPOSED BUDGET
INCOME/EXPENSES					
Income					
Condo Fee Assessments	\$ 887,889.00	\$ 887,661.00	\$ 228.00	\$ 1,183,548.00	\$ 1,218,780.00
Loss Due to Bad Debt	\$ 2,240.13	\$ (2,283.00)	\$ 4,523.13	\$ (3,045.00)	\$ (1,542.00)
Interest Income	\$ 1,369.06	\$ 450.00	\$ 919.06	\$ 600.00	\$ 996.00
Late Fees/Misc	\$ 906.39	\$ 200.00	\$ 706.39	\$ 300.00	\$ 300.00
Office Rent	\$ 6,179.67	\$ 5,625.00	\$ 554.67	\$ 7,500.00	\$ 7,500.00
Total Income	\$ 898,584.25	\$ 891,653.00	\$ 6,931.25	\$ 1,188,903.00	\$ 1,226,034.00
Expenses					
Administrative Expenses					
Christopher Court Recreational Fees	\$ 63,913.41	\$ 63,913.41	\$ -	\$ 85,218.00	\$ 85,218.00
Christopher Court Land Fees	\$ 36,431.37	\$ 36,431.37	\$ -	\$ 48,779.00	\$ 51,218.00
MVF Fee	\$ 55,758.78	\$ 55,758.78	\$ -	\$ 74,345.00	\$ 75,203.00
office supplies/ copier repair/signs/pet/cc	\$ 19,185.94	\$ 4,951.44	\$ 14,234.50	\$ 6,400.00	\$ 6,400.00
MRI Software System fees	\$ 3,265.51	\$ 2,700.00	\$ 565.51	\$ 3,600.00	\$ 4,344.00
Postage and Delivery	\$ 2,520.17	\$ 900.00	\$ 1,620.17	\$ 1,200.00	\$ 2,700.00
Total Administrative Expense	\$ 181,075.18	\$ 164,655.00	\$ 16,420.18	\$ 219,542.00	\$ 225,083.00
Cable, website, gym equipment, computers	\$ 5,119.91	\$ 5,736.00	\$ (616.09)	\$ 7,400.00	\$ 7,000.00
Insurance-Casualty Liability	\$ 67,109.80	\$ 67,644.00	\$ (534.20)	\$ 90,200.00	\$ 95,700.00
Legal Fees for delinquents/ Tax Return	\$ 9,085.78	\$ 5,400.00	\$ 3,685.78	\$ 6,900.00	\$ 10,800.00
Dreyfuss Management Fees	\$ 53,640.00	\$ 53,640.00	\$ -	\$ 71,520.00	\$ 71,520.00
Payroll Costs					
Metropolitan Bldg Svs. - Porter Service	\$ 29,552.80	\$ 33,246.00	\$ (3,693.20)	\$ 44,329.00	\$ 67,696.00
Maintenance	\$ 43,069.48	\$ 20,929.00	\$ 22,140.48	\$ 28,642.00	\$ 53,877.00
Office	\$ 54,161.72	\$ 46,541.00	\$ 7,620.72	\$ 63,688.00	\$ 77,117.00
Payroll Insurance	\$ 7,752.91	\$ 7,353.00	\$ 399.91	\$ 13,398.00	\$ 11,744.00
Worker's Comp Insurance	\$ 3,906.00	\$ 4,603.00	\$ (697.00)	\$ 1,912.00	\$ 3,606.00
Payroll Taxes	\$ 5,884.11	\$ 5,517.00	\$ 367.11	\$ 7,356.00	\$ 9,151.00
Total Payroll Expense	\$ 144,327.02	\$ 118,189.00	\$ 26,138.02	\$ 159,325.00	\$ 223,091.00
Trash Removal/ Pest control	\$ 34,495.60	\$ 27,225.00	\$ 7,270.60	\$ 36,300.00	\$ 50,520.00
Grounds Management - Landscaping	\$ 29,194.40	\$ 29,082.00	\$ 112.40	\$ 37,770.00	\$ 39,270.00
Repairs & Maintenance					
Electrical Repairs	\$ 5,572.83	\$ 1,872.00	\$ 3,700.83	\$ 2,500.00	\$ 8,000.00
Alarm and Fire Ext. Service/Repairs	\$ 8,974.90	\$ 7,353.00	\$ 1,621.90	\$ 9,800.00	\$ 11,084.00
Locks and Keys for West side bldgs	\$ 1,447.31	\$ 900.00	\$ 547.31	\$ 1,200.00	\$ 1,200.00
Painting/ Plastering Common Areas	\$ 7,086.82	\$ 2,700.00	\$ 4,386.82	\$ 4,350.00	\$ 2,300.00
Plumbing repairs - Common pipes	\$ 1,562.84	\$ 747.00	\$ 815.84	\$ 1,000.00	\$ 2,000.00
Tools and Equipment	\$ 1,742.57	\$ 378.00	\$ 1,364.57	\$ 500.00	\$ 500.00
Roof/siding Repairs - West Side	\$ 5,380.78	\$ 1,503.00	\$ 3,877.78	\$ 2,000.00	\$ 5,000.00
Snow Removal	\$ 35,402.32	\$ 13,500.00	\$ 21,902.32	\$ 18,000.00	\$ 36,000.00
Total Repairs and Maintenance	\$ 67,170.37	\$ 28,953.00	\$ 38,217.37	\$ 39,350.00	\$ 66,084.00

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Cleaning Supplies/ Uniform	\$ 2,633.70	\$ 3,267.00	\$ (633.30)	\$ 4,360.00	\$ 4,560.00
License MC Fee - \$5 a unit	\$ 2,029.00	\$ 675.00	\$ 1,354.00	\$ 894.00	\$ 1,490.00
Utilities and Fuel					
Electric	\$ 25,420.35	\$ 26,910.00	\$ (1,489.65)	\$ 35,885.00	\$ 33,964.00
Phone	\$ 15,938.17	\$ 14,400.00	\$ 1,538.17	\$ 19,200.00	\$ 19,200.00
Water	\$ 72,873.08	\$ 44,325.00	\$ 28,548.08	\$ 59,101.00	\$ 78,584.00
Sewer	\$ 113,402.98	\$ 72,255.00	\$ 41,147.98	\$ 96,338.00	\$ 122,489.00
Fuel - Snow & Leaf blower, power washer	\$ 116.60	\$ 603.00	\$ (486.40)	\$ 800.00	\$ 240.00
Total Utilities and Fuel	\$ 227,751.18	\$ 158,493.00	\$ 69,258.18	\$ 211,324.00	\$ 254,477.00
Replacement Expenses	\$ 191,584.07	\$ 125,739.00	\$ 65,845.07	\$ 131,004.00	\$ 209,839.00
Reserve for Replacement	\$ 98,253.00	\$ 98,253.00	\$ -	\$ 167,650.00	\$ -
Other receipts	\$ 140,995.00	\$ -	\$ 140,995.00	\$ -	\$ 37,000.00
Total Expenses	\$ 1,113,469.01	\$ 886,951.00	\$ 226,518.01	\$ 1,183,539.00	\$ 1,259,434.00
Net Income	\$ (73,889.76)	\$ 4,702.00	\$ (78,591.76)	\$ 5,364.00	\$ 3,600.00
Changes in Delinquency	\$ 299.66	\$ -	\$ 1,995.00	\$ -	\$ -
Total Income	\$ (73,590.10)	\$ 4,702.00	\$ (76,596.76)	\$ 5,364.00	\$ 3,600.00

REPLACEMENT RESERVE 2017:

Siding Repairs/Replacements - **\$10,000**
 Electrical Rewiring = **\$8,064**
 Call Box Rewiring = **\$5,150**
 Steps/Railings - East Side (2 Centers)/ Concrete Repairs = **\$38,917**
 Asphalt Restriping = \$5833
 Rotten Wood Trim Replacement = **\$82,500**
 Interior Painting = **\$17,500**
 Gutter Installation=\$21,875
 Patio Structural Support=\$20,000

TOTAL \$209,839

	1/2/16	1/1/17
32 1BR	\$233	\$7,456
62 1BR+	\$262	\$16,244
20 1BL	\$307	\$6,140
40 2B	\$320	\$12,800
76 2B2BOULDER	\$342	\$25,992
38 2B2REEDER	\$413	\$15,694
15 2BD	\$459	\$6,885
15 3B	\$464	\$6,960
10 Garages	\$21	\$210
31 Carports	\$8	\$248
	\$98,629	\$101,565