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02/12/20

Accrual Basis

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
January 2020

	Jan 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Income			
400 · Regular Assessments (59)	103,037.00	103,037.00	0.00
401 · Utility Assessment	12,616.39	15,892.54	(3,276.15)
460 · Regular Assessment Fin Chg	130.28	83.33	46.95
461 · Interest Earned	1.45	2.50	(1.05)
462 · Fines & Penalties	200.00	0.00	200.00
Key Cards			
465 · Key Card Replacement Income	25.00		
Total Key Cards	25.00		
Unit A7			
470 · Assoc Unit Rent	3,600.00	1,800.00	1,800.00
Total Unit A7	3,600.00	1,800.00	1,800.00
Total Operating Income	119,610.12	120,815.37	(1,205.25)
Total Income	119,610.12	120,815.37	(1,205.25)
Gross Profit	119,610.12	120,815.37	(1,205.25)
Expense			
Administrative Expense			
507 · Managing Agent Fees	5,778.00	5,836.44	(58.44)
501 · Bank Charges	0.00	75.00	(75.00)
502 · Insurance / Property Taxes	4,326.64	4,351.64	(25.00)
505 · Office Supplies & Expense	101.09	83.00	18.09
510 · Miscellaneous	0.00	100.00	(100.00)
540 · Website Maint.	150.00	150.00	0.00
Total Administrative Expense	10,355.73	10,596.08	(240.35)
Labor			
520 · Maint. Labor Common Area	2,243.75	2,500.00	(256.25)
521 · Pool/Spa Labor	1,550.00	2,125.00	(575.00)
523 · Snow Removal	1,282.50	1,000.00	282.50
522 · Landscaping Labor	0.00	0.00	0.00
524 · Property Insp & Repairs Maint	1,205.00	1,250.00	(45.00)
530 · Hskp/Amenity Labor	999.00	920.00	79.00
531 · Patrol/Security	573.75	400.00	173.75
Total Labor	7,854.00	8,195.00	(341.00)

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Supplies & Contract Services			
554 · Chimney Sweep	1,676.00		
545 · Pest Control	140.00	137.50	2.50
546 · Snowmelt Maintenance	0.00	200.00	(200.00)
547 · Fire Safety/Monitoring	845.78	500.00	345.78
549 · Contract Services	156.84	125.00	31.84
550 · Boiler Service & Inspection	0.00	700.00	(700.00)
553 · Window Clean	1,250.00	0.00	1,250.00
565 · Maintenance Supply	960.39	285.42	674.97
566 · Pool Supply	15.78	175.00	(159.22)
567 · Contract Pool Labor/Services	0.00	250.00	(250.00)
568 · Landscaping Supply & Irrigation	0.00	0.00	0.00
570 · Housekeeping Supply	57.81	80.00	(22.19)
Total Supplies & Contract Services	5,102.60	2,452.92	2,649.68
Other Budgeted Expenses			
575 · Electric - Owner	4,941.38	4,914.00	27.38
576 · Natural Gas - Owner	2,815.64	2,625.00	190.64
Total Other Budgeted Expenses	7,757.02	7,539.00	218.02
Utilities Expense			
581 · Firewood	1,320.00	1,375.00	(55.00)
582 · Natural Gas - Snowmelt	6,438.58	4,692.00	1,746.58
584 · Water and Sanitation	11,257.47	11,350.00	(92.53)
585 · Electric - Association	1,444.39	1,980.00	(535.61)
586 · Natural Gas - Association	1,211.31	755.00	456.31
587 · Trash Service	2,426.93	2,266.00	160.93
588 · Internet / Cable Services	3,944.22	3,988.00	(43.78)
589 · Telephone	292.74	275.00	17.74
Total Utilities Expense	28,335.64	26,681.00	1,654.64
Professional Fees			
595 · Tax / Review / Audit	0.00	0.00	0.00
596 · Director's Meeting	2,064.95	2,000.00	64.95
597 · Legal - General	0.00	175.00	(175.00)
Total Professional Fees	2,064.95	2,175.00	(110.05)
Total Expense	61,469.94	57,639.00	3,830.94
Net Ordinary Income	58,140.18	63,176.37	(5,036.19)

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Other Income/Expense			
Other Income			
Major Maintenance Income			
800 · Major Maint Assessment	50,502.53	50,502.54	(0.01)
820 · Maintenance Account Interest	37.40	8.33	29.07
Total Major Maintenance Income	50,539.93	50,510.87	29.06
Total Other Income	50,539.93	50,510.87	29.06
Other Expense			
Major Maintenance			
905 · Plumbing Leaks	1,949.38		
900 · Major Maint Projects	4,121.46		
920 · Hot Water Heater Replacement	0.00	0.00	0.00
924 · Irrigation/Landscaping	0.00	0.00	0.00
Total Major Maintenance	6,070.84	0.00	6,070.84
Total Other Expense	6,070.84	0.00	6,070.84
Net Other Income	44,469.09	50,510.87	(6,041.78)
Net Income	102,609.27	113,687.24	(11,077.97)