

Snowmass Mountain Condominium Association, Inc.

Profit & Loss Prev Year Comparison

October 2018

	Oct 18	Oct 17	\$ Change	% Change
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	101,015.83	97,365.52	3,650.31	3.8%
401 · Utility Assessment	11,167.84	10,025.27	1,142.57	11.4%
460 · Regular Assessment Fin Chg	209.11	31.85	177.26	556.6%
461 · Interest Earned	0.00	0.98	(0.98)	(100.0)%
462 · Fines & Penalties	150.00	0.00	150.00	100.0%
463 · Misc Income	35.00	0.00	35.00	100.0%
Unit A7				
470 · Assoc Unit Rent	1,800.00	1,800.00	0.00	0.0%
Total Unit A7	1,800.00	1,800.00	0.00	0.0%
Total Operating Income	114,377.78	109,223.62	5,154.16	4.7%
Total Income	114,377.78	109,223.62	5,154.16	4.7%
Gross Profit	114,377.78	109,223.62	5,154.16	4.7%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,610.00	5,610.00	0.00	0.0%
501 · Bank Charges	0.00	179.80	(179.80)	(100.0)%
502 · Insurance / Property Taxes	352.00	1,765.88	(1,413.88)	(80.1)%
505 · Office Supplies & Expense	98.99	72.00	26.99	37.5%
540 · Website Maint.	150.00	150.00	0.00	0.0%
Total Administrative Expense	6,210.99	7,777.68	(1,566.69)	(20.1)%
Labor				
520 · Maint. Labor Common Area	2,018.04	2,542.00	(523.96)	(20.6)%
521 · Pool/Spa Labor	824.00	1,129.00	(305.00)	(27.0)%
523 · Snow Removal	220.50	409.50	(189.00)	(46.2)%
522 · Landscaping Labor	504.00	1,471.50	(967.50)	(65.8)%
524 · Property Insp & Repairs Maint	709.25	710.00	(0.75)	(0.1)%
530 · Hskp/Amenity Labor	735.00	951.42	(216.42)	(22.8)%
531 · Patrol/Security	441.00	63.00	378.00	600.0%
Total Labor	5,451.79	7,276.42	(1,824.63)	(25.1)%
Supplies & Contract Services				
545 · Pest Control	135.00	135.00	0.00	0.0%
546 · Snowmelt Maintenance	0.00	135.00	(135.00)	(100.0)%
547 · Fire Safety/Monitoring	292.50	1,732.85	(1,440.35)	(83.1)%
550 · Boiler Service & Inspection	0.00	1,818.13	(1,818.13)	(100.0)%
553 · Chimney Sweep & Window Clean	0.00	2,828.00	(2,828.00)	(100.0)%
565 · Maintenance Supply	109.22	1,466.52	(1,357.30)	(92.6)%
566 · Pool Supply	33.00	0.00	33.00	100.0%

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Prev Year Comparison
October 2018

	Oct 18	Oct 17	\$ Change	% Change
567 · Contract Pool Labor/Services	0.00	63.61	(63.61)	(100.0)%
568 · Landscaping Supply & Irrigation	0.00	458.35	(458.35)	(100.0)%
570 · Housekeeping Supply	48.17	0.00	48.17	100.0%
Total Supplies & Contract Services	617.89	8,637.46	(8,019.57)	(92.9)%
Other Budgeted Expenses				
575 · Electric - Owner	2,947.32	2,478.95	468.37	18.9%
576 · Natural Gas - Owner	1,052.01	1,232.58	(180.57)	(14.7)%
Total Other Budgeted Expenses	3,999.33	3,711.53	287.80	7.8%
Utilities Expense				
581 · Firewood	0.00	1,500.00	(1,500.00)	(100.0)%
582 · Natural Gas - Snowmelt	181.91	177.90	4.01	2.3%
584 · Water and Sanitation	11,342.25	10,819.58	522.67	4.8%
585 · Electric - Association	671.30	879.26	(207.96)	(23.7)%
586 · Natural Gas - Association	107.60	481.71	(374.11)	(77.7)%
587 · Trash Service	2,107.89	0.00	2,107.89	100.0%
588 · Internet / Cable Services	3,714.03	2,878.92	835.11	29.0%
589 · Telephone	269.46	288.58	(19.12)	(6.6)%
Total Utilities Expense	18,394.44	17,025.95	1,368.49	8.0%
Total Expense	34,674.44	44,429.04	(9,754.60)	(22.0)%
Net Ordinary Income	79,703.34	64,794.58	14,908.76	23.0%
Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	43,940.51	38,187.22	5,753.29	15.1%
820 · Maintenance Account Interest	0.00	19.08	(19.08)	(100.0)%
Total Major Maintenance Income	43,940.51	38,206.30	5,734.21	15.0%
Total Other Income	43,940.51	38,206.30	5,734.21	15.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	0.00	24,235.50	(24,235.50)	(100.0)%
916 · Chimney Flue	0.00	372.00	(372.00)	(100.0)%
920 · Hot Water Heater Replacement	490.25	1,850.28	(1,360.03)	(73.5)%
924 · Irrigation/Landscaping	5,431.28	0.00	5,431.28	100.0%
933 · Window & Door Repair/Maint	1,986.87	0.00	1,986.87	100.0%
Total Major Maintenance	7,908.40	26,457.78	(18,549.38)	(70.1)%
Total Other Expense	7,908.40	26,457.78	(18,549.38)	(70.1)%

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Prev Year Comparison
October 2018

	Oct 18	Oct 17	\$ Change	% Change
Net Other Income	36,032.11	11,748.52	24,283.59	206.7%
Net Income	<u>115,735.45</u>	<u>76,543.10</u>	<u>39,192.35</u>	<u>51.2%</u>