Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
June 2017

	Jun 17	Budget
Ordinary Income/Expense		
Income		
Operating Income		
400 · Regular Assessments (59)	0.00	0.00
401 · Utility Assessment	0.00	0.00
460 · Regular Assessment Fin Chg	294.75	0.00
461 · Interest Earned	0.00	0.00
462 · Fines & Penalties	300.00	
Key Cards		
465 · Key Card Replacement Income	0.00	75.00
466 · Key Card Expenses	0.00	(25.00)
Total Key Cards	0.00	50.00
Unit A7		
470 · Assoc Unit Rent	1,800.00	1,700.00
Total Unit A7	1,800.00	1,700.00
Total Operating Income	2,394.75	1,750.00
Total Income	2,394.75	1,750.00
Gross Profit	2,394.75	1,750.00
Expense		
Administrative Expense		
507 · Managing Agent Fees	5,500.00	7,200.00
501 · Bank Charges	0.00	9.50
502 · Insurance / Property Taxes	2,094.88	3,400.00
505 · Office Supplies & Expense	200.50	210.00
510 · Miscellaneous	103.84	57.00
540 · Website Maint.	0.00	50.00
Total Administrative Expense	7,899.22	10,926.50
Labor		
520 · Maint. Labor Common Area	2,845.50	2,250.00
521 · Pool/Spa Labor	2,883.00	1,000.00
523 · Snow Removal	0.00	0.00
522 · Landscaping Labor	2,076.00	500.00
524 · Property Insp & Repairs Maint	1,648.50	1,250.00
530 · Hskp/Amenity Labor	1,050.00	83.33
531 · Patrol/Security	798.00	210.00
Total Labor	11,301.00	5,293.33
Supplies & Contract Services		
545 · Pest Control	0.00	125.00
546 · Snowmelt Maintenance	0.00	0.00
547 · Fire Safety/Monitoring	75.87	650.00
548 · Sewer Line Maintenance	0.00	150.00
549 · Contract Services	0.00	210.00
550 · Boiler Service & Inspection	0.00	500.00
553 · Chimney Sweep & Window Clean	0.00	80.00
565 · Maintenance Supply	783.70	250.00
566 · Pool Supply	10.69	250.00
567 · Contract Pool Labor/Services	0.00	20.00
568 · Landscaping Supply & Irrigation	0.00	850.00
569 · Gutter Repair&Roof Maintenance	0.00	400.00
570 · Housekeeping Supply	0.00	150.00
571 · Snow Removal Services	0.00	0.00
572 · Housekeeping Services	0.00	875.00
Total Supplies & Contract Services	870.26	4,510.00
Other Budgeted Expenses		
575 · Electric - Owner	2,417.76	2,916.67

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576 · Natural Gas - Owner	1,118.28	1,833.33
Total Other Budgeted Expenses	3,536.04	4,750.00
Utilities Expense		
582 · Natural Gas - Snowmelt	41.78	0.00
584 · Water and Sanitation	0.00	3,194.68
585 · Electric - Association	942.96	833.33
586 · Natural Gas - Association	411.06	833.33
587 · Trash Service	0.00	583.33
588 · Internet / Cable Services	3,189.25	3,583.33
589 · Telephone	267.60	250.00
Total Utilities Expense	4,852.65	9,278.00
Professional Fees		
595 · Tax / Review / Audit	0.00	0.00
597 · Legal - General	875.00	
Total Professional Fees	875.00	0.00
Total Expense	29,334.17	34,757.83
Net Ordinary Income	(26,939.42)	(33,007.83)
Other Income/Expense		
Other Income		
Major Maintenance Income		
800 · Major Maint Assessment	0.00	0.00
820 · Maintenance Account Interest	0.00	25.00
Total Major Maintenance Income	0.00	25.00
Total Other Income	0.00	25.00
Other Expense		
Major Maintenance		
900 · Major Maint Projects	9,160.00	2,533.33
920 · Hot Water Heater Replacement	0.00	0.00
924 · Irrigation/Landscaping	1,348.47	2,000.00
925 · Pool Upgrade/Deck Repair	0.00	0.00
927 · Heat Tape and Gutter Upgrade	0.00	0.00
928 · Sewer Line Repairs	0.00	0.00
931 · Reserve Study	0.00	0.00
933 · Window & Door Repair/Maint	0.00	0.00
934 · Pool House Renovation/Repair	0.00	0.00
9312 · Amenity Bldg Remodel	2,673.75	
Total Major Maintenance	13,182.22	4,533.33
Total Other Expense	13,182.22	4,533.33
Net Other Income	(13,182.22)	(4,508.33)
Net Income	**(40,121.64)**	**(37,516.16)**