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08/02/18

Accrual Basis

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget Performance
July 2018

	Jul 18	Budget	Oct '17 - Jul 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Operating Income					
400 · Regular Assessments (59)	0.00	97,365.53	389,462.62	389,462.12	389,462.12
401 · Utility Assessment	0.00	14,307.50	57,068.96	57,230.00	57,230.00
460 · Regular Assessment Fin Chg	0.00	80.00	1,209.36	800.00	1,000.00
461 · Interest Earned	0.00	2.50	7.97	25.00	30.00
462 · Fines & Penalties	100.00		1,100.00		
463 · Misc Income	0.00	0.00	285.00	0.00	0.00
Key Cards					
465 · Key Card Replacement Income	0.00	0.00	125.00	0.00	0.00
466 · Key Card Expenses	0.00	0.00	(811.19)	0.00	0.00
Total Key Cards	0.00	0.00	(686.19)	0.00	0.00
Unit A7					
470 · Assoc Unit Rent	1,800.00	1,800.00	18,000.00	18,000.00	21,600.00
Total Unit A7	1,800.00	1,800.00	18,000.00	18,000.00	21,600.00
Total Operating Income	1,900.00	113,555.53	466,447.72	465,517.12	469,322.12
Total Income	1,900.00	113,555.53	466,447.72	465,517.12	469,322.12
Gross Profit	1,900.00	113,555.53	466,447.72	465,517.12	469,322.12
Expense					
Uncategorized	0.00		(1,724.20)		
Administrative Expense					
507 · Managing Agent Fees	5,610.00	5,610.00	56,100.00	56,100.00	67,320.00
501 · Bank Charges	0.00	10.00	556.09	100.00	115.00
502 · Insurance / Property Taxes	6,553.22	2,920.00	45,378.75	29,200.00	35,000.00
505 · Office Supplies & Expense	556.62	125.00	1,128.76	1,250.00	1,500.00
510 · Miscellaneous	0.00	400.00	395.60	4,000.00	4,800.00
540 · Website Maint.	0.00	50.00	600.00	500.00	600.00
Total Administrative Expense	12,719.84	9,115.00	104,159.20	91,150.00	109,335.00
Labor					
520 · Maint. Labor Common Area	2,080.75	2,300.00	22,565.18	23,000.00	27,500.00
521 · Pool/Spa Labor	2,178.75	2,125.00	15,377.00	21,250.00	25,500.00
523 · Snow Removal	0.00	0.00	2,948.50	5,000.00	5,000.00
522 · Landscaping Labor	3,491.72	2,000.00	10,021.24	8,000.00	12,000.00
524 · Property Insp & Repairs Maint	1,440.25	1,250.00	12,610.91	12,500.00	15,000.00
530 · Hskp/Amenity Labor	840.00	1,250.00	8,196.42	12,500.00	15,000.00
531 · Patrol/Security	294.00	400.00	2,568.50	4,000.00	5,000.00
Total Labor	10,325.47	9,325.00	74,287.75	86,250.00	105,000.00

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Supplies & Contract Services					
545 · Pest Control	0.00	135.00	1,215.00	1,350.00	1,620.00
546 · Snowmelt Maintenance	0.00	0.00	404.34	1,000.00	1,000.00
547 · Fire Safety/Monitoring	292.50	550.00	7,589.83	5,500.00	6,500.00
548 · Sewer Line Maintenance	0.00	0.00	668.14	0.00	0.00
549 · Contract Services	0.00	200.00	185.00	2,100.00	2,500.00
550 · Boiler Service & Inspection	0.00	825.00	7,684.69	8,250.00	10,000.00
553 · Chimney Sweep & Window Clean	0.00	500.00	2,828.00	5,000.00	6,000.00
565 · Maintenance Supply	1,051.75	350.00	6,115.52	3,500.00	4,000.00
566 · Pool Supply	65.98	500.00	2,005.28	2,000.00	3,000.00
567 · Contract Pool Labor/Services	0.00	500.00	213.61	5,000.00	6,000.00
568 · Landscaping Supply & Irrigation	971.35	300.00	2,014.36	1,200.00	1,500.00
569 · Gutter Repair&Roof Maintenance	0.00	0.00	0.00	2,000.00	2,000.00
570 · Housekeeping Supply	0.00	80.00	131.59	800.00	1,000.00
571 · Snow Removal Services	0.00	0.00	0.00	1,500.00	1,500.00
572 · Housekeeping Services	0.00	0.00	0.00	0.00	0.00
Total Supplies & Contract Services	2,381.58	3,940.00	31,055.36	39,200.00	46,620.00
Other Budgeted Expenses					
575 · Electric - Owner	2,809.82	2,000.00	35,291.95	30,500.00	35,000.00
576 · Natural Gas - Owner	761.40	500.00	16,868.89	18,000.00	19,000.00
Total Other Budgeted Expenses	3,571.22	2,500.00	52,160.84	48,500.00	54,000.00
Utilities Expense					
581 · Firewood	0.00	0.00	2,637.50	3,000.00	3,000.00
582 · Natural Gas - Snowmelt	25.16	0.00	13,982.86	24,000.00	24,000.00
584 · Water and Sanitation	10,588.92	10,000.00	42,341.68	40,000.00	40,000.00
585 · Electric - Association	706.75	800.00	13,100.49	9,800.00	11,000.00
586 · Natural Gas - Association	355.62	500.00	6,622.32	7,700.00	8,500.00
587 · Trash Service	2,107.38	2,050.00	6,335.87	8,200.00	8,200.00
588 · Internet / Cable Services	3,722.37	3,500.00	35,408.94	35,000.00	43,000.00
589 · Telephone	47.97	250.00	2,771.65	2,500.00	3,000.00
Total Utilities Expense	17,554.17	17,100.00	123,201.31	130,200.00	140,700.00
Professional Fees					
595 · Tax / Review / Audit	0.00	0.00	4,300.00	4,200.00	4,200.00
596 · Director's Meeting	0.00	4,000.00	432.02	4,000.00	4,000.00
597 · Legal - General	0.00	500.00	341.09	5,000.00	5,000.00
598 · Reserve Study	0.00	0.00	0.00	2,500.00	2,500.00
Total Professional Fees	0.00	4,500.00	5,073.11	15,700.00	15,700.00
Total Expense	46,552.28	46,480.00	388,213.37	411,000.00	471,355.00
Net Ordinary Income	(44,652.28)	67,075.53	78,234.35	54,517.12	(2,032.88)

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Other Income/Expense					
Other Income					
Major Maintenance Income					
800 · Major Maint Assessment	0.00	38,187.19	152,749.88	152,748.76	152,748.76
820 · Maintenance Account Interest	0.00	8.33	173.55	83.30	100.00
Total Major Maintenance Income	0.00	38,195.52	152,923.43	152,832.06	152,848.76
Total Other Income	0.00	38,195.52	152,923.43	152,832.06	152,848.76
Other Expense					
Major Maintenance					
900 · Major Maint Projects	1,967.26	0.00	77,679.82	0.00	0.00
915 · Chimney Flue Inspection/Repair	0.00	0.00	0.00	0.00	0.00
916 · Chimney Flue Legal & Insurance	0.00	0.00	372.00	0.00	0.00
920 · Hot Water Heater Replacement	0.00		1,850.28	0.00	0.00
923 · Stain/Paint Breezeways/Railings	0.00	0.00	0.00	0.00	0.00
924 · Irrigation/Landscaping	0.00		0.00	0.00	0.00
925 · Pool Upgrade/Deck Repair	0.00		0.00	0.00	0.00
927 · Heat Tape and Gutter Upgrade	0.00		0.00	0.00	0.00
928 · Sewer Line Repairs	0.00	0.00	0.00	0.00	0.00
931 · Reserve Study	0.00	0.00	0.00	0.00	0.00
933 · Window & Door Repair/Maint	0.00		0.00	0.00	0.00
934 · Pool House Renovation/Repair	0.00		0.00	0.00	0.00
Total Major Maintenance	1,967.26	0.00	79,902.10	0.00	0.00
Total Other Expense	1,967.26	0.00	79,902.10	0.00	0.00
Net Other Income	(1,967.26)	38,195.52	73,021.33	152,832.06	152,848.76
Net Income	(46,619.54)	105,271.05	151,255.68	207,349.18	150,815.88