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11/13/19

Accrual Basis

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
October 2019

	Oct 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Income			
400 · Regular Assessments (59)	103,037.00	103,037.00	0.00
401 · Utility Assessment	11,219.93	15,892.54	(4,672.61)
460 · Regular Assessment Fin Chg	0.00	83.37	(83.37)
461 · Interest Earned	1.22	2.50	(1.28)
462 · Fines & Penalties	0.00	0.00	0.00
Unit A7			
470 · Assoc Unit Rent	1,800.00	1,800.00	0.00
Total Unit A7	1,800.00	1,800.00	0.00
Total Operating Income	116,058.15	120,815.41	(4,757.26)
Total Income	116,058.15	120,815.41	(4,757.26)
Gross Profit	116,058.15	120,815.41	(4,757.26)
Expense			
Administrative Expense			
507 · Managing Agent Fees	5,836.44	5,836.44	0.00
501 · Bank Charges	0.00	75.00	(75.00)
502 · Insurance / Property Taxes	325.00	4,351.68	(4,026.68)
505 · Office Supplies & Expense	110.57	83.00	27.57
510 · Miscellaneous	0.00	100.00	(100.00)
540 · Website Maint.	150.00	150.00	0.00
Total Administrative Expense	6,422.01	10,596.12	(4,174.11)
Labor			
520 · Maint. Labor Common Area	4,076.25	2,500.00	1,576.25
521 · Pool/Spa Labor	1,566.25	500.00	1,066.25
523 · Snow Removal	337.50	0.00	337.50
522 · Landscaping Labor	360.00	0.00	360.00
524 · Property Insp & Repairs Maint	715.00	1,250.00	(535.00)
530 · Hskp/Amenity Labor	777.00	920.00	(143.00)
531 · Patrol/Security	495.00	400.00	95.00
Total Labor	8,327.00	5,570.00	2,757.00

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Supplies & Contract Services			
554 · Chimney Sweep	0.00	1,600.00	(1,600.00)
545 · Pest Control	420.00	137.50	282.50
546 · Snowmelt Maintenance	0.00	0.00	0.00
547 · Fire Safety/Monitoring	0.00	500.00	(500.00)
549 · Contract Services	0.00	125.00	(125.00)
550 · Boiler Service & Inspection	1,720.22	700.00	1,020.22
553 · Window Clean	1,250.00	1,250.00	0.00
565 · Maintenance Supply	745.02	285.38	459.64
566 · Pool Supply	142.68	175.00	(32.32)
567 · Contract Pool Labor/Services	0.00	250.00	(250.00)
568 · Landscaping Supply & Irrigation	0.00	0.00	0.00
570 · Housekeeping Supply	108.72	80.00	28.72
Total Supplies & Contract Services	4,386.64	5,102.88	(716.24)
Other Budgeted Expenses			
575 · Electric - Owner	2,883.96	2,772.00	111.96
576 · Natural Gas - Owner	1,262.49	1,470.00	(207.51)
Total Other Budgeted Expenses	4,146.45	4,242.00	(95.55)
Utilities Expense			
581 · Firewood	1,650.00	1,375.00	275.00
582 · Natural Gas - Snowmelt	245.04	189.00	56.04
584 · Water and Sanitation	11,582.25	11,350.00	232.25
585 · Electric - Association	850.60	928.00	(77.40)
586 · Natural Gas - Association	346.82	505.00	(158.18)
587 · Trash Service	2,168.24	2,266.00	(97.76)
588 · Internet / Cable Services	3,714.26	3,988.00	(273.74)
589 · Telephone	296.47	275.00	21.47
Total Utilities Expense	20,853.68	20,876.00	(22.32)
Professional Fees			
595 · Tax / Review / Audit	0.00	0.00	0.00
596 · Director's Meeting	0.00	0.00	0.00
597 · Legal - General	0.00	175.00	(175.00)
Total Professional Fees	0.00	175.00	(175.00)
Total Expense	44,135.78	46,562.00	(2,426.22)
Net Ordinary Income	71,922.37	74,253.41	(2,331.04)

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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	21.85	8.37	13.48
Total Major Maintenance Income	50,524.38	50,510.91	13.47
Total Other Income	50,524.38	50,510.91	13.47
Other Expense			
Major Maintenance			
900 · Major Maint Projects	2,779.90		
920 · Hot Water Heater Replacement	0.00	0.00	0.00
924 · Irrigation/Landscaping	0.00	0.00	0.00
933 · Window & Door Repair/Maint	0.00	3,000.00	(3,000.00)
Total Major Maintenance	2,779.90	3,000.00	(220.10)
Total Other Expense	2,779.90	3,000.00	(220.10)
Net Other Income	47,744.48	47,510.91	233.57
Net Income	119,666.85	121,764.32	(2,097.47)