

Snowmass Mountain Condominium Association, Inc.

Profit & Loss Budget vs. Actual

August 2017

	Aug 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	0.00	0.00	0.00	0.0%
401 · Utility Assessment	0.00	0.00	0.00	0.0%
460 · Regular Assessment Fin Chg	343.11	0.00	343.11	100.0%
461 · Interest Earned	0.00	0.00	0.00	0.0%
462 · Fines & Penalties	750.00			
463 · Misc Income	125.00			
Key Cards				
465 · Key Card Replacement Income	50.00	75.00	(25.00)	66.7%
466 · Key Card Expenses	0.00	(25.00)	25.00	0.0%
Total Key Cards	50.00	50.00	0.00	100.0%
Unit A7				
470 · Assoc Unit Rent	1,800.00	1,700.00	100.00	105.9%
Total Unit A7	1,800.00	1,700.00	100.00	105.9%
Total Operating Income	3,068.11	1,750.00	1,318.11	175.3%
Total Income	3,068.11	1,750.00	1,318.11	175.3%
Gross Profit	3,068.11	1,750.00	1,318.11	175.3%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,500.00	7,200.00	(1,700.00)	76.4%
501 · Bank Charges	0.00	9.50	(9.50)	0.0%
502 · Insurance / Property Taxes	1,038.88	3,400.00	(2,361.12)	30.6%
505 · Office Supplies & Expense	19.55	210.00	(190.45)	9.3%
510 · Miscellaneous	0.00	57.00	(57.00)	0.0%
540 · Website Maint.	0.00	50.00	(50.00)	0.0%
Total Administrative Expense	6,558.43	10,926.50	(4,368.07)	60.0%
Labor				
520 · Maint. Labor Common Area	5,207.00	2,250.00	2,957.00	231.4%
521 · Pool/Spa Labor	2,698.00	1,000.00	1,698.00	269.8%
523 · Snow Removal	0.00	0.00	0.00	0.0%
522 · Landscaping Labor	2,251.00	0.00	2,251.00	100.0%
524 · Property Insp & Repairs Maint	1,428.00	1,250.00	178.00	114.2%
530 · Hskp/Amenity Labor	840.00	83.33	756.67	1,008.0%
531 · Patrol/Security	588.00	210.00	378.00	280.0%
Total Labor	13,012.00	4,793.33	8,218.67	271.5%
Supplies & Contract Services				
545 · Pest Control	135.00	125.00	10.00	108.0%
546 · Snowmelt Maintenance	0.00	0.00	0.00	0.0%
547 · Fire Safety/Monitoring	115.72	650.00	(534.28)	17.8%
548 · Sewer Line Maintenance	0.00	150.00	(150.00)	0.0%
549 · Contract Services	(12.50)	210.00	(222.50)	(6.0)%
550 · Boiler Service & Inspection	494.58	500.00	(5.42)	98.9%
553 · Chimney Sweep & Window Clean	0.00	80.00	(80.00)	0.0%
565 · Maintenance Supply	300.72	250.00	50.72	120.3%
566 · Pool Supply	147.61	250.00	(102.39)	59.0%
567 · Contract Pool Labor/Services	921.58	20.00	901.58	4,607.9%
568 · Landscaping Supply & Irrigation	12.50	850.00	(837.50)	1.5%
569 · Gutter Repair&Roof Maintenance	0.00	400.00	(400.00)	0.0%
570 · Housekeeping Supply	5.43	150.00	(144.57)	3.6%
571 · Snow Removal Services	0.00	0.00	0.00	0.0%
572 · Housekeeping Services	0.00	875.00	(875.00)	0.0%
Total Supplies & Contract Services	2,120.64	4,510.00	(2,389.36)	47.0%
Other Budgeted Expenses				
575 · Electric - Owner	2,434.85	2,916.67	(481.82)	83.5%
576 · Natural Gas - Owner	838.57	1,833.33	(994.76)	45.7%
Total Other Budgeted Expenses	3,273.42	4,750.00	(1,476.58)	68.9%
Utilities Expense				
582 · Natural Gas - Snowmelt	24.60	0.00	24.60	100.0%
584 · Water and Sanitation	0.00	3,194.68	(3,194.68)	0.0%
585 · Electric - Association	952.49	833.33	119.16	114.3%
586 · Natural Gas - Association	335.07	833.33	(498.26)	40.2%
587 · Trash Service	0.00	583.33	(583.33)	0.0%
588 · Internet / Cable Services	3,266.94	3,583.33	(316.39)	91.2%

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589 · Telephone	231.01	250.00	(18.99)	92.4%
Total Utilities Expense	4,810.11	9,278.00	(4,467.89)	51.8%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	350.56			
597 · Legal - General	895.17			
Total Professional Fees	1,245.73	0.00	1,245.73	100.0%
Total Expense	31,020.33	34,257.83	(3,237.50)	90.5%
Net Ordinary Income	(27,952.22)	(32,507.83)	4,555.61	86.0%
Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	0.00	0.00	0.00	0.0%
820 · Maintenance Account Interest	0.00	25.00	(25.00)	0.0%
Total Major Maintenance Income	0.00	25.00	(25.00)	0.0%
Total Other Income	0.00	25.00	(25.00)	0.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	0.00	2,533.33	(2,533.33)	0.0%
920 · Hot Water Heater Replacement	0.00	0.00	0.00	0.0%
924 · Irrigation/Landscaping	0.00	2,000.00	(2,000.00)	0.0%
925 · Pool Upgrade/Deck Repair	0.00	0.00	0.00	0.0%
927 · Heat Tape and Gutter Upgrade	0.00	0.00	0.00	0.0%
928 · Sewer Line Repairs	0.00	0.00	0.00	0.0%
931 · Reserve Study	0.00	0.00	0.00	0.0%
933 · Window & Door Repair/Maint	0.00	0.00	0.00	0.0%
934 · Pool House Renovation/Repair	0.00	0.00	0.00	0.0%
9312 · Amenity Bldg Remodel	1,420.86			
Total Major Maintenance	1,420.86	4,533.33	(3,112.47)	31.3%
Total Other Expense	1,420.86	4,533.33	(3,112.47)	31.3%
Net Other Income	(1,420.86)	(4,508.33)	3,087.47	31.5%
Net Income	(29,373.08)	(37,016.16)	7,643.08	79.4%