

**Snowmass Mountain Condominium Association, Inc**  
**2015-2016 Approved Budget Analysis**

	2014-15 Proforma Actual	2014-15 Approved Budget	2015-16 Approved Budget	2015 Proforma vs. 2016 Approved Budget	2015 Proforma vs. 2016 Approved Budget
				Favorable / (Unfavorable) \$ Variance	Favorable / (Unfavorable) % Variance
<b>Operating Income</b>					
400 · Operating Assessments	367,954	367,954	389,462	21,509	6%
401 · Utility Assessment	57,993	57,730	58,018	25	0%
460 · Regular Assessment Fin Chg	72	180	102	30	43%
461 · Interest Earned	10	12	12	2	23%
462 · Fines & Penalties	0	0	0	0	0%
<b>Key Cards</b>					
465 · Key Card Replacement Income	650	1,200	900	250	38%
466 · Key Card Expenses	(354)	0	(300)	54	-15%
<b>Total Key Cards</b>	296	1,200	600	304	103%
<b>Unit A7</b>					
470 · Assoc Unit Rent	19,200	19,200	20,200	1,000	5%
471 · Unit A7 Costs	0	0	0	0	0%
<b>Total Unit A7</b>	19,200	19,200	20,200	1,000	5%
<b>Total Operating Income</b>	445,524	446,276	468,394	22,870	5%
<b>Operating Expense</b>					
<b>Administrative Expense</b>					
507 · Managing Agent Fees	86,668	86,668	89,095	(2,427)	-3%
502 · Insurance / Property Taxes	34,603	39,942	40,042	(5,439)	-16%
505 · Office Supplies & Expense	1,745	1,980	1,980	(235)	-13%
510 · Miscellaneous	250	1,000	500	(250)	-100%
540 · Website Maint.	600	600	600	0	0%
<b>Total Administrative Expense</b>	123,866	130,190	132,217	(8,351)	-7%
<b>Labor</b>					
520 · Maint. Labor Common Area	24,450	31,860	22,269	2,181	9%
524 · Property Inspection & Repairs Maint. Labor	0	0	15,210	(15,210)	100%
521 · Pool/Spa Labor	9,836	7,992	16,380	(6,544)	-67%
523 · Snow Removal	5,296	8,532	1,000	4,296	81%
522 · Landscaping Labor	11,324	11,500	0	11,324	100%
530 · Hskp/Amenity Labor	5,531	5,936	0	5,531	100%
531 · Patrol/Security	1,044	2,646	2,418	(1,374)	-132%
<b>Total Labor</b>	57,480	68,466	57,277	203	0%

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				Favorable / (Unfavorable) \$ Variance	Favorable / (Unfavorable) % Variance
<b>Supplies &amp; Contract Services</b>					
545 · Pest Control	1,590	1,500	1,500	90	6%
546 · Snowmelt Maintenance	2,724	3,184	3,184	(461)	-17%
547 · Fire Safety/Monitoring	6,034	8,000	8,000	(1,966)	-33%
549 · Contract Services	4,465	4,000	4,000	465	10%
550 · Boiler Service & Inspection	942	4,200	3,000	(2,058)	-218%
553 · Chimney Sweep & Window Clean	17,815	1,500	1,500	16,315	92%
564 · Pool Towels	0	0	0	0	0%
565 · Maintenance Supply	2,653	1,200	1,800	853	32%
566 · Pool Supply	625	2,400	2,400	(1,775)	-284%
567 · Contract Pool Services	1,600	5,000	5,000	(3,400)	-213%
568 · Landscaping Services, Supply & Irrigation	2,545	8,500	15,000	(12,455)	-489%
569 · Gutter Repair & Roof Maintenance	13,201	0	5,000	8,201	62%
570 · Housekeeping Supply	450	1,800	1,800	(1,350)	-300%
571 · Snow Removal Services	0	0	7,000		
572 · Housekeeping Services	0	0	11,000		
<b>Total Supplies &amp; Contract Services</b>	54,644	41,284	70,184	2,460	5%
<b>Other Budgeted Expenses</b>					
575 · Electric - Owner	34,202	34,809	34,809	(607)	-2%
576 · Natural Gas - Owner	22,396	23,209	23,209	(813)	-4%
<b>Total Other Budgeted Expenses</b>	56,597	58,018	58,018	(1,421)	-3%
<b>Utilities Expense</b>					
581 · Firewood	3,532	5,500	5,500	(1,968)	-56%
582 · Natural Gas - Snowmelt	21,064	24,535	21,064	0	0%
584 · Water and Sanitation	35,533	32,600	38,336	(2,803)	-8%
585 · Electric - Association	10,923	10,493	10,493	430	4%
586 · Natural Gas - Association	12,266	12,829	12,266	0	0%
587 · Trash Service	5,881	7,140	7,319	(1,438)	-24%
588 · Internet / Cable Services	37,704	39,120	39,120	(1,416)	-4%
589 · Telephone	2,708	2,700	2,700	8	0%
<b>Total Utilities Expense</b>	129,611	134,917	136,799	(7,187)	-6%
<b>Professional Fees</b>					
595 · Tax / Review / Audit	3,881	4,000	3,900	(19)	0%
596 · Director's Meeting	7,858	7,000	7,000	858	11%
597 · Legal - General	600	2,400	3,000	(2,400)	-400%
598 · Reserve Study	2,500	0	0	2,500	100%
<b>Total Professional Fees</b>	14,839	13,400	13,900	939	6%
<b>Total Operating Expense</b>	437,037	446,276	468,394	(13,358)	-3%
<b>Net Operating Income (Loss)</b>	8,487	0	0	(8,487)	-100%

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				Favorable / (Unfavorable) \$ Variance	Favorable / (Unfavorable) % Variance
<b>Major Maintenance Income</b>					
800 · Major Maintenance Assessment	115,500	115,500	132,825	17,325	15%
820 · Major Maintenance Account interest	287	540	300	13	5%
<b>Total Major Maintenance Income</b>	115,787	116,040	133,125	17,338	15%
<b>Major Maintenance Expense</b>					
900 · Major Maintenance Projects	4,500	0	30,400	(25,900)	-576%
915 · Chimney Flue Inspection/Repair	250,000	0	600,000	(350,000)	-140%
920 · Hot Water Heater Replacement	55,702	40,000	37,500	18,202	33%
921 · Major Maint - Water Damage	0	3,500	0	0	0%
923 · Stain/Paint Breezeways/Railings	13,500	15,000	0	13,500	100%
924 · Irrigation/Landscaping	0	0	10,000	(10,000)	100%
925 · Pool Resurface/Deck Repair	0	0	7,000	(7,000)	100%
927 · Heat Tape and Gutter Upgrade	72,199	23,210	11,540	60,659	84%
928 · Sewer Line Repairs	4,650	4,400	0	4,650	100%
929 · Wood Deck - Units	0	34,500	100,000	(100,000)	100%
933 · Window & Door Repair/Maint	0	0	55,000	(55,000)	100%
934 · Pool House Renovation/Repair	0	0	7,000	(7,000)	100%
932 · Amenity Bldg Remodel	0	0	30,000	(30,000)	100%
<b>Total Major Maintenance Expense</b>	400,551	120,610	888,440	(487,889)	-122%
<b>Net Major Maintenance Income (Loss)</b>	(284,764)	(4,570)	(755,315)	(470,551)	165%
<b>Net Income (Loss)</b>	(276,277)	(4,570)	(755,315)	(479,038)	173%

# Snowmass Mountain Condominium Association, Inc

## 2016 Budget Notes

### Revenue

<b>400 - Regular Assessments</b>	To be determined at the Board Meeting. Budget currently to achieve a Zero Based Budget.
<b>401 - Utility Assessment</b>	Budget flat to previous year based on actuals.
<b>460 - Regular Assessment Fin Chg</b>	Finance charges for late assessment payments based on current year actuals.
<b>461 - Interest Earned</b>	Interest earned on operating funds, flat to previous year's budget.
<b>465 - Key Card Replacement Income</b>	Income associated with providing replacement key cards for the security system in the amenity building - \$25/card.
<b>466 - Key Card Expenses</b>	Budget for cost of replacing amenity building key cards.
<b>470 - Assoc Unit Rent</b>	Based on \$1,600/month rental until lease renewal in December, 2015, when rental will be raised to \$1,700/month.
<b>471 - Unit A7 Costs</b>	Contra-revenue line to track Unit A7 costs. Amount budgeted to cover the cost to the Association of the flue/firebox replacement project.

### Expense

#### Administrative Expense

<b>507 - Managing Agent Fees</b>	Budget based on a CPI increase for 2015 of 2.8%. New contract as of 8.22.14: 2%, or CPI, which ever is greater; not to exceed 4%.
<b>502 - Insurance / Property Taxes</b>	Budget based on quote from Neil-Garing Agency.
<b>505 - Office Supplies &amp; Expense</b>	Budget flat to previous year budget based on the combined totals.
<b>510 - Miscellaneous</b>	Allowances of \$250/quarter budgeted for miscellaneous items.
<b>540 - Website Maint.</b>	Budget flat to previous year's budget and actuals, based on contract fees with web host.

#### Labor

<b>520 - Maint. Labor Common Area</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. This line includes Dumpster cleaning, power washing, building maintenance, and General Property clean up including storage areas. This budget line is lower than previous year's budget due to the addition of account 524. This line reflects an increase in billable rates.
<b>524 - Property Inspection &amp; Repairs Maint. Labor</b>	This is a new Budget line item based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Daily service based on Management Agreement for the daily Mechanical systems inspections and repairs. This line reflects an increase in billable rates.
<b>521 - Pool/Spa Labor</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Per association management agreement, this is a daily task, assume pool and hot tub to remain open daily 12 months per year. This includes cleaning, testing, and pool deck service. This line reflects an increase in billable rates.
<b>523 - Snow Removal</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Service includes shoveling and plowing common areas. This line reflects an increase in billable rates.
<b>522 - Landscaping Labor</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Adjusted based on actual amount of time forecasted for Lawn Mowing, Flower Bed Maintenance, and Fertilizing/pest control. This line reflects an increase in billable rates.
<b>530 - Hskp/Amenity Labor</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Increased service level based on actual service level for the restrooms and amenity building to maintain this asset. This line reflects an increase in billable rates.
<b>531 - Patrol/Security</b>	Budget based on the Snowmass Mountain Condominiums Annual SH Labor Schedule which includes adjustments for seasonality. Budget line item for daily parking patrol and security walk through property. Per Association agreement, parking patrol to be a daily task.

#### Supplies & Contract Services

<b>545 - Pest Control</b>	Budget flat to previous year assuming quarterly contract with pest control.
<b>546 - Snowmelt Maintenance</b>	Budgeted flat to previous year's budget. This budget is based on an annual contract the Association has for the preventative maintenance of the snowmelt equipment and for starting the equipment at the beginning of the winter season and for shutting down the equipment at the end of the season.
<b>547 - Fire Safety/Monitoring</b>	Budget flat to previous year's budget. Based off contract figures with Apex and CenturyLink dedicated lines. Also includes annual inspections.
<b>549 - Contract Services</b>	Budget flat to previous year. Down from actual as management anticipated more in-house labor for repairs and maintenance.
<b>550 - Boiler Service &amp; Inspection</b>	Budget of \$500/month for the winter months (November-April) for repairs to mechanical equipment.
<b>553 - Chimney Sweep &amp; Window Clean</b>	Budget in May for window cleaning. Assumes that chimney cleaning will not be needed in the first year with new flues.
<b>564 - Pool Towels</b>	New expense line to pay for towel laundry service at pool.
<b>565 - Common Area Supply</b>	Budget increased based on last year's actual expenses, but not full proforma amount.
<b>566 - Pool Supply</b>	Budgeted flat to previous year's budget for purchase of pools chemicals and equipment.
<b>567 - Contract Pool Labor/Services</b>	Budget to cover the cost of regrouting the deck of the pool and smoothing out the deck each year and resurfacing portions of the pool itself.

**Snowmass Mountain Condominium Association, Inc**  
**2016 Budget Notes**

<b>568 - Landscaping Supply &amp; Irrigation</b>	Budget flat to previous year, and includes irrigation start up and shut down and the purchase of landscaping materials including flowers.
<b>569 - Gutter Repair &amp; Roof Maintenance</b>	Budget reflects what is anticipated to complete the retrofit of the gutters begun in 2015 due to the fact there are still some issues with the gutters on the fronts of the lower buildings and the fronts and backs of Buildings B and C.
<b>570 - Miscellaneous</b>	Budget flat to previous year at \$150/month for miscellaneous operating expenses.
<b>Other Budgeted Expenses</b>	
<b>575 - Electric - Owner</b>	Budget flat from previous year based on actuals.
<b>576 - Natural Gas - Owner</b>	Budget flat from previous year based on actuals.
<b>Utilities Expense</b>	
<b>581 - Firewood</b>	Budget flat from previous year based on actuals.
<b>582 - Natural Gas - Snowmelt</b>	Budget flat from previous year based on actuals.
<b>584 - Water and Sanitation</b>	Budget based on anticipated cost for Water & Sanitation, a 5% increase from current actuals.
<b>585 - Electric - Association</b>	Budget flat from previous year based on actuals.
<b>586 - Natural Gas - Association</b>	Budget flat from previous year based on actuals.
<b>587 - Trash Service</b>	Budget based on anticipated cost for Trash Service based on previous year's budget, which is higher than this year's proforma expenses. Budget includes an increase in trash service to prevent dumpsters from overflowing between trash pickup services.
<b>588 - Internet / Cable Services</b>	Budget flat from previous year based on actuals.
<b>589 - Telephone</b>	Budget flat from previous year based on actuals.
<b>Professional Fees</b>	
<b>595 - Tax / Review / Audit</b>	Budget decreased slightly based on previous year's actuals and anticipated costs for the 2015-2016 fiscal year.
<b>596 - Director's Meeting</b>	Budget stayed the same based on previous year's actuals and anticipated costs for the 2015-2016 fiscal year.
<b>597 - Legal - General</b>	Budget reduced from previous year's budgeted figures due to downward trend in actual expenses.
<b>598 - Reserve Study</b>	Budget based off of Snowmass Hospitality estimate to complete an update of the reserve study.
<b>Other Income</b>	
<b>Major Maintenance Income</b>	
<b>800 - Major Maint Assessment</b>	To be determined at the Board Meeting. Budget currently shows a 15% increase over the previous year.
<b>820 - Maintenance Account Interest</b>	Budget based on current year's actuals.
<b>Other Expense</b>	
<b>Major Maintenance</b>	
<b>ALL</b>	These are anticipated costs for repairs/replacements identified in the Reserve Projection. These costs will be reviewed, analyzed and approved by the Board in September, 2015.

**Snowmass Mountain Condominium Association, Inc.  
2016 Approved Budget by Month**

	TOTAL												
	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct '15 - Sep 16
Operating Income													
400 · Operating Assessments	97,366	0	0	97,366	0	0	97,366	0	0	97,366	0	0	389,462
401 · Utility Assessment	14,505	0	0	14,505	0	0	14,505	0	0	14,505	0	0	58,018
460 · Regular Assessment Fin Chg	9	9	9	9	9	9	9	9	9	9	9	9	102
461 · Interest Earned	1	1	1	1	1	1	1	1	1	1	1	1	12
462 · Fines & Penalties	0	0	0	0	0	0	0	0	0	0	0	0	0
Key Cards													
465 · Key Card Replacement Income	75	75	75	75	75	75	75	75	75	75	75	75	900
466 · Key Card Expenses	0	0	(300)	0	0	0	0	0	0	0	0	0	(300)
Total Key Cards	75	75	(225)	75	75	75	75	75	75	75	75	75	600
Unit A7													
470 · Assoc Unit Rent	1,600	1,600	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,200
471 · Unit A7 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Unit A7	1,600	1,600	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,200
Total Operating Income	113,555	1,685	1,485	113,655	1,785	1,785	113,655	1,785	1,785	113,655	1,785	1,785	468,394
Operating Expense													
Administrative Expense													
507 · Managing Agent Fees	7,425	7,425	7,425	7,425	7,425	7,425	7,425	7,425	7,425	7,425	7,425	7,425	89,095
502 · Insurance / Property Taxes	3,329	3,329	3,329	3,329	3,329	3,329	3,329	3,329	3,329	3,329	3,329	3,429	40,042
505 · Office Supplies & Expense	375	60	60	375	60	60	375	60	60	375	60	60	1,980
510 · Miscellaneous	0	0	0	250	0	0	0	0	0	250	0	0	500
540 · Website Maint.	150	0	0	150	0	0	150	0	0	150	0	0	600
Total Administrative Expense	11,278	10,813	10,813	11,528	10,813	10,813	11,278	10,813	10,813	11,528	10,813	10,913	132,217
Labor													
520 · Common Area Maint. Labor	1,560	1,989	1,716	2,145	1,716	1,716	1,677	1,950	1,872	2,340	1,872	1,716	22,269
524 · Property Inspection & Repairs Maint. Labor	936	1,287	1,404	1,755	1,404	1,404	1,287	1,170	1,092	1,365	1,092	1,014	15,210
521 · Pool/Spa Labor	1,053	1,375	1,287	1,609	1,287	1,287	1,229	1,316	1,443	1,804	1,443	1,248	16,380
523 · Snow Removal	0	100	200	200	200	200	100	0	0	0	0	0	1,000
522 · Landscaping Labor	0	0	0	0	0	0	0	0	0	0	0	0	0
530 · Hskp/Amenity Labor	0	0	0	0	0	0	0	0	0	0	0	0	0
531 · Patrol/Security	78	137	234	293	234	234	195	98	234	293	234	156	2,418
Total Labor	3,627	4,887	4,841	6,001	4,841	4,841	4,488	4,534	4,641	5,801	4,641	4,134	57,277

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	TOTAL												
	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct '15 - Sep 16
Supplies & Contract Services													
545 · Pest Control	0	375	0	0	375	0	0	375	0	0	375	0	1,500
546 · Snowmelt Maintenance	0	1,592	0	0	1,592	0	0	0	0	0	0	0	3,184
547 · Fire Safety/Monitoring	400	400	3,000	1,000	400	400	400	400	400	400	400	400	8,000
549 · Contract Services	0	400	400	400	400	400	400	0	400	400	400	400	4,000
550 · Boiler Service & Inspection	0	500	500	500	500	500	500	0	0	0	0	0	3,000
553 · Chimney Sweep & Window Clean	0	0	0	0	0	0	0	1,500	0	0	0	0	1,500
564 · Pool Towels	0	0	0	0	0	0	0	0	0	0	0	0	0
565 · Maintenance Supply	150	150	150	150	150	150	150	150	150	150	150	150	1,800
566 · Pool Supply	200	200	200	200	200	200	200	200	200	200	200	200	2,400
567 · Contract Pool Services	0	0	0	0	0	0	0	3,500	0	1,500	0	0	5,000
568 · Landscaping Services, Supply & Irrigation	3,000	0	0	0	0	0	0	8,000	1,000	1,000	1,000	1,000	15,000
569 · Gutter Repair&Roof Maintenance	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000
570 · Housekeeping Supply	150	150	150	150	150	150	150	150	150	150	150	150	1,800
571 · Snow Removal Services	250	1,000	1,000	1,250	1,250	1,000	1,000	250	0	0	0	0	7,000
572 · Housekeeping Services	917	917	917	917	917	917	917	917	917	917	917	917	11,000
Total Supplies & Contract Services	5,067	5,684	11,317	4,567	5,934	3,717	3,717	15,442	3,217	4,717	3,592	3,217	70,184
Other Budgeted Expenses													
575 · Electric - Owner	2,295	2,764	2,529	3,988	4,471	3,677	2,992	2,784	2,421	2,431	2,142	2,315	34,809
576 · Natural Gas - Owner	591	1,758	2,287	3,402	3,069	2,421	2,402	1,905	1,345	1,277	1,224	1,530	23,209
Total Other Budgeted Expenses	2,887	4,522	4,816	7,390	7,539	6,097	5,394	4,689	3,766	3,708	3,366	3,845	58,018
Utilities Expense													
581 · Firewood	0	3,500	0	2,000	0	0	0	0	0	0	0	0	5,500
582 · Natural Gas - Snowmelt	27	201	3,444	8,206	3,143	4,801	476	660	27	28	26	26	21,064
584 · Water and Sanitation	9,584	0	0	9,584	0	0	9,584	0	0	9,584	0	0	38,336
585 · Electric - Association	821	1,046	341	1,334	1,300	1,351	992	34	786	855	816	816	10,493
586 · Natural Gas - Association	756	336	901	1,485	1,054	1,267	1,139	741	715	812	1,530	1,530	12,266
587 · Trash Service	0	0	1,785	0	0	1,874	0	0	1,785	0	0	1,874	7,319
588 · Internet / Cable Services	3,260	3,260	3,260	3,260	3,260	3,260	3,260	3,260	3,260	3,260	3,260	3,260	39,120
589 · Telephone	225	225	225	225	225	225	225	225	225	225	225	225	2,700
Total Utilities Expense	14,673	8,569	9,956	26,095	8,982	12,778	15,676	4,921	6,799	14,764	5,857	7,731	136,799
Professional Fees													
595 · Tax / Review / Audit	0	3,900	0	0	0	0	0	0	0	0	0	0	3,900
596 · Director's Meeting	0	0	0	3,500	0	0	0	0	0	0	3,500	0	7,000
597 · Legal - General	250	250	250	250	250	250	250	250	250	250	250	250	3,000
598 · Reserve Study	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Professional Fees	250	4,150	250	3,750	250	250	250	250	250	250	3,750	250	13,900
Total Operating Expense	37,781	38,625	41,992	59,330	38,359	38,496	40,801	40,648	29,485	40,768	32,019	30,091	468,394
Net Operating Income (Loss)	75,774	(36,940)	(40,508)	54,324	(36,574)	(36,711)	72,853	(38,863)	(27,700)	72,886	(30,234)	(28,306)	0

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	TOTAL												
	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct '15 - Sep 16
Major Maintenance Income													
800 - Major Maint Assessment	33,206	0	0	33,206	0	0	33,206	0	0	33,206	0	0	132,825
820 - Maintenance Account interest	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Major Maintenance Income	33,231	25	25	33,231	25	25	33,231	25	25	33,231	25	25	133,125
Major Maintenance Expense													
900 - Major Maint Projects	0	0	0	0	0	0	12,000	18,400	0	0	0	0	30,400
915 - Chimney Flue Inspection/Repair	600,000	0	0	0	0	0	0	0	0	0	0	0	600,000
920 - Hot Water Heater Replacement	0	0	0	0	0	0	0	0	0	0	0	37,500	37,500
921 - Major Maint - Water Damage	0	0	0	0	0	0	0	0	0	0	0	0	0
923 - Stain/Paint Breezeways/Railings	0	0	0	0	0	0	0	0	0	0	0	0	0
924 - Irrigation/Landscaping	10,000	0	0	0	0	0	0	0	0	0	0	0	10,000
925 - Pool Resurface/Deck Repair	0	0	0	0	0	0	7,000	0	0	0	0	0	7,000
927 - Heat Tape and Gutter Upgrade	0	11,540	0	0	0	0	0	0	0	0	0	0	11,540
928 - Sewer Line Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0
929 - Wood Deck - Units	0	0	0	0	0	0	0	100,000	0	0	0	0	100,000
933 - Window & Door Repair/Maint	0	0	0	0	0	0	0	0	0	55,000	0	0	55,000
934 - Pool House Renovation/Repair	0	0	0	0	0	0	7,000	0	0	0	0	0	7,000
932 - Amenity Bldg Remodel	0	0	0	0	0	0	30,000	0	0	0	0	0	30,000
Total Major Maintenance Expense	610,000	11,540	0	0	0	0	56,000	118,400	0	55,000	0	37,500	888,440
Net Major Maintenance Income (Loss)	(576,769)	(11,515)	25	33,231	25	25	(22,769)	(118,375)	25	(21,769)	25	(37,475)	(755,315)
Net Income (Loss)	(500,995)	(48,455)	(40,483)	87,556	(36,549)	(36,686)	50,085	(157,238)	(27,675)	51,117	(30,209)	(65,781)	(755,315)



## Snowmass Mountain Condo Annual SH Labor Schedule

		Winter						Summer						Off Season						Annual Budget			
		21 weeks Nov 25 -April 14						15 weeks June 3- Sept 15						16 Weeks April 14- June 3 & Sept 16 to Nov 24									
Housekeeping / Amenity Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Restrooms	1	0	0	21	0	\$ 30	\$ -	0	0	15	0	\$ 30	\$ -	0	0	16	0	\$ 30	\$ -				
- Amenity Bldg	1	0	0	21	0	\$ 30	\$ -	0	0	15	0	\$ 30	\$ -	0	0	16	0	\$ 30	\$ -				
		\$ -						\$ -						\$ -						\$ -			
Common Area Maintenance Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Dumpster Cleaning	1	3	3	21	63	\$ 39	\$ 2,457	3	3	15	45	\$ 39	\$ 1,755	2	2	16	32	\$ 39	\$ 1,248				
- General Property & Storage Cleanup	2	4	8	21	168	\$ 39	\$ 6,552	4	8	15	120	\$ 39	\$ 4,680	3	6	16	96	\$ 39	\$ 3,744				
- Power Washing Common Areas	4	0	0	21	0	\$ 39	\$ -	0.25	1	15	15	\$ 39	\$ 585	0.5	2	16	32	\$ 39	\$ 1,248				
		\$ 9,009						\$ 7,020						\$ 6,240						\$ 22,269			
Patrol/Security	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Parking Patrol/Security	0.5	3	1.5	21	31.5	\$ 39	\$ 1,229	3	1.5	15	22.5	\$ 39	\$ 878	1	0.5	16	8	\$ 39	\$ 312				
		\$ 1,229						\$ 878						\$ 312						\$ 2,418			
Property Inspection & Repairs Maintenance Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Mechanical Systems	1	4	4	21	84	\$ 39	\$ 3,276	4	4	15	60	\$ 39	\$ 2,340	4	4	16	64	\$ 39	\$ 2,496				
- Property Inspections & Repairs	1	5	5	21	105	\$ 39	\$ 4,095	3	3	15	45	\$ 39	\$ 1,755	2	2	16	32	\$ 39	\$ 1,248				
		\$ 7,371						\$ 4,095						\$ 3,744						\$ 15,210			
Landscaping Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Mowing	8	0	0	21	0	\$ 39	\$ -	0	0	15	0	\$ 39	\$ -	0	0	10	0	\$ 39	\$ -				
- Water / Irrigation & Flower Bed Maint.	2.5	0	0	21	0	\$ 39	\$ -	0	0	15	0	\$ 39	\$ -	0	0	10	0	\$ 39	\$ -				
- Fertilizing & Spraying	4	0	0	21	0	\$ 39	\$ -	0	0	15	0	\$ 39	\$ -	0	0	10	0	\$ 39	\$ -				
		\$ -						\$ -						\$ -						\$ -			
Pool & Spa Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Cleaning & Vacuuming	1	2	1	21	21	\$ 39	\$ 819	2	2	15	30	\$ 39	\$ 1,170	1	1	16	16	\$ 39	\$ 624				
- Pool Deck Maint.	0.5	4	2	21	42	\$ 39	\$ 1,638	4	2	15	30	\$ 39	\$ 1,170	1	0.5	16	8	\$ 39	\$ 312				
- Pool Opening & Closing	0.75	7	5.25	21	110.25	\$ 39	\$ 4,300	7	5.25	15	78.75	\$ 39	\$ 3,071	7	5.25	16	84	\$ 39	\$ 3,276				
		\$ 6,757						\$ 5,411						\$ 4,212						\$ 16,380			
Snow Removal Labor	Estimated Hours per Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service	# of Services per week	Hours Per week	# of weeks	Total Hours per Season	AVG Bill Rate	Total Cost of Service				
- Stairs & Walkway Shoveling	3	0	0	21	0	\$ 39	\$ -	0	0	15	0	\$ 39	\$ -	0	0	16	0	\$ 39	\$ -				
- Plowing	0	0	0	21	0	\$ 50	\$ -	0	0	15	0	\$ 50	\$ -	0	0	16	0	\$ 50	\$ -				
		\$ -						\$ -						\$ -						\$ -			
Snowmass Mtn Condo Labor by Season							\$ 24,365	Snowmass Mtn Condo Labor by Season							\$ 17,404	Snowmass Mtn Condo Labor by Season							\$ 14,508
Total Annual Snowmass Mtn Condo Labor					\$ 56,277																		

## Snowmass Mountain Association Assessment Analysis

Operating Assessment History			
Fiscal Year	% Change	Annual	Cost/Sq. Foot
Approved 2015-2016	5.8%	\$ 389,462	\$ 5.94
2014-2015	3.1%	\$ 367,954	\$ 5.55
2013-2014	0.0%	\$ 356,980	\$ 5.39
2012-2013	0.0%	\$ 356,980	\$ 5.39
2011-2012	0.0%	\$ 356,980	\$ 5.39
2010-2011	0.0%	\$ 356,980	\$ 5.39
2009-2010	0.0%	\$ 356,980	\$ 5.39
2008-2009	0.0%	\$ 356,980	\$ 5.39
2007-2008	0.0%	\$ 356,980	\$ 5.39

% Change from 2008 to 2015	3.1%
% Change from 2015 to 2016	5.8%

Utility Assessment History			
Fiscal Year	% Change	Annual	Cost/Sq. Foot *
Approved 2015-2016	0.5%	\$ 58,018	\$ 0.87
2014-2015	1.4%	\$ 57,730	\$ 0.87
2013-2014	4.9%	\$ 56,925	\$ 0.86
2012-2013	50.4%	\$ 54,246	\$ 0.82
2011-2012	-15.9%	\$ 36,069	\$ 0.54
2010-2011	-28.8%	\$ 42,890	\$ 0.65
2009-2010	-26.5%	\$ 60,234	\$ 0.91
2008-2009	-4.3%	\$ 81,983	\$ 1.24
2007-2008	0.0%	\$ 85,638	\$ 1.29

% Change from 2008 to 2015	-32.6%
% Change from 2015 to 2016	0.5%

Major Maintenance Assessment History			
Fiscal Year	% Change	Annual	Cost/Sq. Foot
Approved 2015-2016	15.0%	\$ 132,825	\$ 1.92
2014-2015	5.0%	\$ 115,500	\$ 1.74
2013-2014	0.0%	\$ 110,000	\$ 1.66
2012-2013	-100.0%	\$ -	\$ -
2011-2012	0.0%	\$ 110,000	\$ 1.66
2010-2011	0.0%	\$ 110,000	\$ 1.66
2009-2010	10.0%	\$ 110,000	\$ 1.66
2008-2009	0.0%	\$ 100,000	\$ 1.51
2007-2008	0.0%	\$ 100,000	\$ 1.51

% Change from 2008 to 2015	15.5%
% Change from 2015 to 2016	15.0%

Total Assessment History			
Fiscal Year	% Change	Annual	Cost/Sq. Foot
Approved 2015-2016	7.2%	\$ 580,305	\$ 8.73
2014-2015	3.3%	\$ 541,184	\$ 8.17
2013-2014	27.4%	\$ 523,905	\$ 7.91
2012-2013	-18.3%	\$ 411,226	\$ 6.21
2011-2012	-1.3%	\$ 503,049	\$ 7.59
2010-2011	-3.3%	\$ 509,870	\$ 7.70
2009-2010	-2.2%	\$ 527,214	\$ 7.96
2008-2009	-0.7%	\$ 538,963	\$ 8.13
2007-2008	0.0%	\$ 542,618	\$ 8.19

% Change from 2008 to 2015	-0.3%	Avg. Cost/sq foot over 9 yrs	\$7.84
% Change from 2015 to 2016	7.2%		

Special Assessment History			
Fiscal Year		Annual	Cost/Sq. Foot
Approved 2015-2016		\$ 600,000	\$ 9.06
2014-2015		\$ -	\$ -
2013-2014		\$ -	\$ -
2012-2013		\$ -	\$ -
2011-2012		\$ 2,001,200	\$ 30.20
2010-2011		\$ 4,002,400	\$ 60.41
2009-2010		\$ -	\$ -
2008-2009		\$ 738,301	\$ 11.14
2007-2008		\$ -	\$ -

		Avg. Cost/sq foot over 9 yrs	\$12.31

Total Cost Including Special Assessments			
Fiscal Year		Annual	Cost/Sq. Foot
Approved 2015-2016		\$ 1,180,305	\$ 17.81
2014-2015		\$ 541,184	\$ 8.17
2013-2014		\$ 523,905	\$ 7.91
2012-2013		\$ 411,226	\$ 6.21
2011-2012		\$ 2,504,249	\$ 37.80
2010-2011		\$ 4,512,270	\$ 68.10
2009-2010		\$ 527,214	\$ 7.96
2008-2009		\$ 1,277,264	\$ 19.28
2007-2008		\$ 542,618	\$ 8.19

		Avg. Cost/sq foot over 9 yrs	\$20.16

\* Actual cost per square foot will vary based on actual utility usage

Note: There are 66,257 total square feet in the complex