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

	Sep 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	(59.88)	0.00	(59.88)	100.0%
460 · Regular Assessment Fin Chg	75.73	0.00	75.73	100.0%
461 · Interest Earned	0.00	0.00	0.00	0.0%
Key Cards				
465 · Key Card Replacement Income	0.00	75.00	(75.00)	0.0%
466 · Key Card Expenses	0.00	(25.00)	25.00	0.0%
Total Key Cards	0.00	50.00	(50.00)	0.0%
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	1,815.85	1,750.00	65.85	103.8%
Total Income	1,815.85	1,750.00	65.85	103.8%
Gross Profit	1,815.85	1,750.00	65.85	103.8%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,500.00	7,200.00	(1,700.00)	76.4%
501 · Bank Charges	38.00	9.50	28.50	400.0%
502 · Insurance / Property Taxes	3,233.54	3,400.00	(166.46)	95.1%
505 · Office Supplies & Expense	56.80	210.00	(153.20)	27.0%
510 · Miscellaneous	0.00	57.00	(57.00)	0.0%
540 · Website Maint.	0.00	50.00	(50.00)	0.0%
Total Administrative Expense	8,828.34	10,926.50	(2,098.16)	80.8%
Labor				
520 · Maint. Labor Common Area	2,751.00	2,250.00	501.00	122.3%
521 · Pool/Spa Labor	1,982.50	1,000.00	982.50	198.3%
523 · Snow Removal	0.00	0.00	0.00	0.0%
522 · Landscaping Labor	1,185.00	0.00	1,185.00	100.0%
524 · Property Insp & Repairs Maint	913.50	1,250.00	(336.50)	73.1%
530 · Hskp/Amenity Labor	857.50	83.33	774.17	1,029.0%
531 · Patrol/Security	0.00	210.00	(210.00)	0.0%
Total Labor	7,689.50	4,793.33	2,896.17	160.4%
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	136.09	650.00	(513.91)	20.9%
548 · Sewer Line Maintenance	0.00	150.00	(150.00)	0.0%
549 · Contract Services	0.00	210.00	(210.00)	0.0%
550 · Boiler Service & Inspection	337.50	500.00	(162.50)	67.5%
553 · Chimney Sweep & Window Clean	0.00	80.00	(80.00)	0.0%
565 · Maintenance Supply	35.64	250.00	(214.36)	14.3%
566 · Pool Supply	223.65	250.00	(26.35)	89.5%
567 · Contract Pool Labor/Services	0.00	20.00	(20.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	850.00	(850.00)	0.0%
569 · Gutter Repair&Roof Maintenance	0.00	400.00	(400.00)	0.0%
570 · Housekeeping Supply	85.19	150.00	(64.81)	56.8%
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	953.07	4,510.00	(3,556.93)	21.1%
Other Budgeted Expenses				
575 · Electric - Owner	2,619.92	2,916.67	(296.75)	89.8%
576 · Natural Gas - Owner	865.49	1,833.33	(967.84)	47.2%
Total Other Budgeted Expenses	3,485.41	4,750.00	(1,264.59)	73.4%
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	955.72	833.33	122.39	114.7%
586 · Natural Gas - Association	409.47	833.33	(423.86)	49.1%
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%
589 · Telephone	240.29	250.00	(9.71)	96.1%
Total Utilities Expense	4,897.02	9,278.00	(4,380.98)	52.8%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	258.75			
Total Professional Fees	258.75	0.00	258.75	100.0%
Total Expense	26,112.09	34,257.83	(8,145.74)	76.2%
Net Ordinary Income	(24,296.24)	(32,507.83)	8,211.59	74.7%
Other Income/Expense				

1:02 PM
10/02/17
Accrual Basis

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

	Sep 17	Budget	$ Over Budget	% of Budget
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	16,535.00	2,533.33	14,001.67	652.7%
920 · Hot Water Heater Replacement	0.00	0.00	0.00	0.0%
924 · Irrigation/Landscaping	0.00	0.00	0.00	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%
Total Major Maintenance	16,535.00	2,533.33	14,001.67	652.7%
Total Other Expense	16,535.00	2,533.33	14,001.67	652.7%
Net Other Income	(16,535.00)	(2,508.33)	(14,026.67)	659.2%
Net Income	**(40,831.24)**	**(35,016.16)**	**(5,815.08)**	**116.6%**