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05/02/18
Accrual Basis

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
April 2018

	Apr 18	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	97,366.04	97,365.53	0.51	100.0%
401 · Utility Assessment	17,347.08	14,307.50	3,039.58	121.2%
460 · Regular Assessment Fin Chg	0.00	80.00	(80.00)	0.0%
461 · Interest Earned	0.00	2.50	(2.50)	0.0%
463 · Misc Income	0.00	0.00	0.00	0.0%
Key Cards				
465 · Key Card Replacement Income	0.00	0.00	0.00	0.0%
466 · Key Card Expenses	0.00	0.00	0.00	0.0%
Total Key Cards	0.00	0.00	0.00	0.0%
Unit A7				
470 · Assoc Unit Rent	1,800.00	1,800.00	0.00	100.0%
Total Unit A7	1,800.00	1,800.00	0.00	100.0%
Total Operating Income	116,513.12	113,555.53	2,957.59	102.6%
Total Income	116,513.12	113,555.53	2,957.59	102.6%
Gross Profit	116,513.12	113,555.53	2,957.59	102.6%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,610.00	5,610.00	0.00	100.0%
501 · Bank Charges	0.00	10.00	(10.00)	0.0%
502 · Insurance / Property Taxes	3,230.61	2,920.00	310.61	110.6%
505 · Office Supplies & Expense	113.30	125.00	(11.70)	90.6%
510 · Miscellaneous	0.00	400.00	(400.00)	0.0%
540 · Website Maint.	150.00	50.00	100.00	300.0%
Total Administrative Expense	9,103.91	9,115.00	(11.09)	99.9%
Labor				
520 · Maint. Labor Common Area	2,217.50	2,300.00	(82.50)	96.4%
521 · Pool/Spa Labor	1,216.50	2,125.00	(908.50)	57.2%
523 · Snow Removal	210.00	500.00	(290.00)	42.0%
522 · Landscaping Labor	31.50	2,000.00	(1,968.50)	1.6%
524 · Property Insp & Repairs Maint	1,428.50	1,250.00	178.50	114.3%
530 · Hskp/Amenity Labor	420.00	1,250.00	(830.00)	33.6%
531 · Patrol/Security	273.00	400.00	(127.00)	68.3%
Total Labor	5,797.00	9,825.00	(4,028.00)	59.0%

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Supplies & Contract Services				
545 · Pest Control	135.00	135.00	0.00	100.0%
546 · Snowmelt Maintenance	0.00	0.00	0.00	0.0%
547 · Fire Safety/Monitoring	292.50	550.00	(257.50)	53.2%
548 · Sewer Line Maintenance	0.00	0.00	0.00	0.0%
549 · Contract Services	0.00	200.00	(200.00)	0.0%
550 · Boiler Service & Inspection	0.00	825.00	(825.00)	0.0%
553 · Chimney Sweep & Window Clean	0.00	500.00	(500.00)	0.0%
565 · Maintenance Supply	481.10	350.00	131.10	137.5%
566 · Pool Supply	48.51	500.00	(451.49)	9.7%
567 · Contract Pool Labor/Services	0.00	500.00	(500.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	300.00	(300.00)	0.0%
569 · Gutter Repair&Roof Maintenance	0.00	0.00	0.00	0.0%
570 · Housekeeping Supply	0.00	80.00	(80.00)	0.0%
571 · Snow Removal Services	0.00	0.00	0.00	0.0%
Total Supplies & Contract Services	957.11	3,940.00	(2,982.89)	24.3%
Other Budgeted Expenses				
575 · Electric - Owner	3,780.22	2,500.00	1,280.22	151.2%
576 · Natural Gas - Owner	1,738.21	2,000.00	(261.79)	86.9%
Total Other Budgeted Expenses	5,518.43	4,500.00	1,018.43	122.6%
Utilities Expense				
581 · Firewood	0.00	0.00	0.00	0.0%
582 · Natural Gas - Snowmelt	613.18	1,500.00	(886.82)	40.9%
584 · Water and Sanitation	10,631.49	10,000.00	631.49	106.3%
585 · Electric - Association	1,504.57	800.00	704.57	188.1%
586 · Natural Gas - Association	784.90	600.00	184.90	130.8%
587 · Trash Service	2,190.55	2,050.00	140.55	106.9%
588 · Internet / Cable Services	3,722.37	3,500.00	222.37	106.4%
589 · Telephone	246.52	250.00	(3.48)	98.6%
Total Utilities Expense	19,693.58	18,700.00	993.58	105.3%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	0.00	0.00	0.00	0.0%
597 · Legal - General	0.00	500.00	(500.00)	0.0%
598 · Reserve Study	0.00	0.00	0.00	0.0%
Total Professional Fees	0.00	500.00	(500.00)	0.0%
Total Expense	41,070.03	46,580.00	(5,509.97)	88.2%
Net Ordinary Income	75,443.09	66,975.53	8,467.56	112.6%

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	Apr 18	Budget	$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	38,188.22	38,187.19	1.03	100.0%
820 · Maintenance Account Interest	0.00	8.33	(8.33)	0.0%
Total Major Maintenance Income	38,188.22	38,195.52	(7.30)	100.0%
Total Other Income	38,188.22	38,195.52	(7.30)	100.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	810.15	0.00	810.15	100.0%
915 · Chimney Flue Inspection/Repair	0.00	0.00	0.00	0.0%
916 · Chimney Flue Legal & Insurance	0.00	0.00	0.00	0.0%
923 · Stain/Paint Breezeways/Railings	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%
Total Major Maintenance	810.15	0.00	810.15	100.0%
Total Other Expense	810.15	0.00	810.15	100.0%
Net Other Income	37,378.07	38,195.52	(817.45)	97.9%
Net Income	**112,821.16**	**105,171.05**	**7,650.11**	**107.3%**