Snowmass Mountain Condominium Association, Inc.
Approved budget 2019-2020

	Prop 19-20	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ORDINARY INCOME														
400 · Regular Assessments (59)	412,148.00	103,037.00			103,037.00			103,037.00			103,037.00			412,148.00
401 · Utility Assessment	63,570.15	15,892.54			15,892.54			15,892.54			15,892.54			63,570.15
460 · Regular Assessment Fin Chg	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
461 · Interest Earned	30.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	30.00
462 · Fines & Penalties														0.00
463 · Misc Income														0.00
470 · Assoc Unit Rent	21,600.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
Total Ordinay Income	498,348.15	120,815.37	1,885.83	1,885.83	120,815.37	1,885.83	1,885.83	120,815.37	1,885.83	1,885.83	120,815.37	1,885.83	1,885.83	498,348.15
ORDINARY EXPENSES														
Administrative Expense														
507 · Managing Agent Fees	70,037.28	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	5,836.44	70,037.28
501 · Bank Charges	900.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
502 · Insurance / Property Taxes	52,219.72	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	4,351.64	52,219.72
505 · Office Supplies & Expense	996.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	996.00
510 - Miscellaneous	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
540 · Website Maint.	600.00	150.00			150.00			150.00			150.00			600.00
Total Administrative Expense	125,953.00	10,596.08	10,446.08	10,446.08	10,596.08	10,446.08	10,446.08	10,596.08	10,446.08	10,446.08	10,596.08	10,446.08	10,446.08	125,953.00
Labor														
520 · Maint. Labor Common Area	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
521 · Pool/Spa Labor	22,250.00	500.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	500.00	2,125.00	2,125.00	2,125.00	2,125.00	22,250.00
523 · Snow Removal	5,000.00		1,000.00	1,000.00	1,000.00	1,000.00	500.00	500.00						5,000.00
522 · Landscaping Labor	13,000.00								2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	13,000.00
524 · Property Insp & Repairs Maint	15,000.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
530 · Hskp/Amenity Labor	11,040.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	11,040.00
531 · Patrol/Security	5,000.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	500.00	500.00	5,000.00
Total Labor	101,290.00	5,570.00	8,195.00	8,195.00	8,195.00	8,195.00	7,695.00	7,695.00	8,170.00	9,795.00	9,795.00	9,895.00	9,895.00	101,290.00

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Supplies & Contract Services														
545 · Pest Control	1,650.00	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,650.00
546 · Snowmelt Maintenance	1,000.00		200.00	200.00	200.00	200.00	200.00							1,000.00
547 · Fire Safety/Monitoring	8,500.00	500.00	3,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	8,500.00
548 · Sewer Line Maintenance	0.00													0.00
549 · Contract Services	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
550 · Boiler Service & Inspection	8,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
551 · Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
553 · Chimney Sweep/Window Clean	4,100.00	2,850.00								1,250.00				4,100.00
565 · Maintenance Supply	3,425.00	285.42	285.42	285.42	285.42	285.42	285.42	285.42	285.42	285.42	285.42	285.42	285.42	3,425.00
566 · Pool Supply	2,100.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
567 · Contract Pool Labor/Services	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
568 · Landscaping Supply & Irrigation	6,500.00							5,500.00	250.00	250.00	250.00	250.00		6,500.00
569 · Gutter Repair&Roof Maint.														0.00
570 · Housekeeping Supply	1,000.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	100.00	100.00	1,000.00
571 · Snow Removal Services														0.00
572 · Housekeeping Services	0.00													0.00
Total Supplies & Contract Services	41,175.00	5,102.92	4,952.92	2,452.92	2,452.92	2,452.92	2,452.92	7,752.92	2,502.92	3,752.92	2,502.92	2,522.92	2,272.92	41,175.00
Other Budgeted Expenses														
575 · Electric - Owner	43,186.50	2,772.00	3,003.00	3,454.50	4,914.00	3,444.00	6,720.00	4,189.50	3,664.50	2,709.00	2,667.00	2,719.50	2,929.50	43,186.50
576 · Natural Gas - Owner	20,383.65	1,470.00	2,173.50	2,430.75	2,625.00	2,441.25	1,879.50	2,100.00	1,207.50	882.00	906.15	934.50	1,333.50	20,383.65
Total Other Budgeted Expenses	63,570.15	4,242.00	5,176.50	5,885.25	7,539.00	5,885.25	8,599.50	6,289.50	4,872.00	3,591.00	3,573.15	3,654.00	4,263.00	63,570.15
Utilities Expense														
581 · Firewood	5,500.00	1,375.00	1,375.00	1,375.00	1,375.00									5,500.00
582 · Natural Gas - Snowmelt	18,877.00	189.00	306.00	3,325.00	4,692.00	4,855.00	4,715.00	690.00	105.00					18,877.00
584 · Water and Sanitation	45,400.00	11,350.00			11,350.00			11,350.00			11,350.00			45,400.00
585 · Electric - Association	16,008.00	928.00	1,225.00	1,560.00	1,980.00	1,980.00	1,795.00	1,580.00	1,045.00	990.00	925.00	1,000.00	1,000.00	16,008.00
586 · Natural Gas - Association	7,755.00	505.00	444.00	920.00	755.00	1,111.00	1,150.00	825.00	485.00	435.00	340.00	350.00	435.00	7,755.00
587 · Trash Service	9,064.00	2,266.00			2,266.00			2,266.00			2,266.00			9,064.00
588 · Internet / Cable Services	47,856.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	3,988.00	47,856.00
589 · Telephone	3,300.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
Total Utilities Expense	153,760.00	20,876.00	7,613.00	11,443.00	26,681.00	12,209.00	11,923.00	20,974.00	5,898.00	5,688.00	19,144.00	5,613.00	5,698.00	153,760.00

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Professional Fees														
595 · Tax / Review / Audit	4,500.00			4,500.00										4,500.00
596 · Director's Meeting	6,000.00				2,000.00					2,000.00			2,000.00	6,000.00
597 · Legal - General	2,100.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
Total Professional Fees	12,600.00	175.00	175.00	4,675.00	2,175.00	175.00	175.00	175.00	175.00	2,175.00	175.00	175.00	2,175.00	12,600.00
TOTAL ORDINARY EXPENSES	498,348.15	46,562.00	36,558.50	43,097.25	57,639.00	39,363.25	41,291.50	53,482.50	32,064.00	35,448.00	45,786.15	32,306.00	34,750.00	498,348.15
NET ORDINARY INCOME	0.00	74,253.37	(34,672.67)	(41,211.42)	63,176.37	(37,477.42)	(39,405.67)	67,332.87	(30,178.17)	(33,562.17)	75,029.22	(30,420.17)	(32,864.17)	0.00
MAJOR MAINTENANCE INCOME														
800 · Major Maint Assessment	202,010.16	50,502.54			50,502.54			50,502.54			50,502.54			202,010.16
820 · Maintenance Account Interest	100.00	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00
Total Major Maintenance Income	202,110.16	50,510.87	8.33	8.33	50,510.87	8.33	8.33	50,510.87	8.33	8.33	50,510.87	8.33	8.33	202,110.16
														0.00
MAJOR MAINTENANCE EXPENSES														0.00
9330 · Insurance Claim Expenses														0.00
900 · Major Maint Projects														0.00
910- Pool and Spa cover														0.00
920 · Hot Water Heater Replacement														0.00
924 · Irrigation/Landscaping	10,000.00								10,000.00					10,000.00
928 · Sewer Line Repairs														0.00
933 - Window & Door Repair/Maint	3,000.00	3,000.00												3,000.00
Total Major Maintenance Expenses	13,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	13,000.00
Net Major Maintenance	189,110.16	47,510.87	8.33	8.33	50,510.87	8.33	8.33	50,510.87	(9,991.67)	8.33	50,510.87	8.33	8.33	189,110.16
NET INCOME	189,110.16	121,764.24	(34,664.33)	(41,203.08)	113,687.24	(37,469.08)	(39,397.33)	117,843.74	(40,169.83)	(33,553.83)	125,540.09	(30,411.83)	(32,855.83)	189,110.16