Snowmass Mountain Condominium Association, Inc.
Proposed Budget by Month 2018-2019

	Prop 18-19	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ORDINARY INCOME														
400 · Regular Assessments (59)	404,066.00	101,016.50			101,016.50			101,016.50			101,016.50			404,066.00
401 · Utility Assessment	56,644.00	14,161.00			14,161.00			14,161.00			14,161.00			56,644.00
460 · Regular Assessment Fin Chg	1,000.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	120.00	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	483,340.00	117,060.00	1,882.50	1,882.50	117,060.00	1,882.50	1,882.50	117,060.00	1,882.50	1,882.50	117,060.00	1,882.50	1,922.50	483,340.00
ORDINARY EXPENSES														
Administrative Expense														
507 · Managing Agent Fees	68,664.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	5,722.00	68,664.00
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	54,720.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	4,560.00	54,720.00
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	127,080.00	10,690.00	10,540.00	10,540.00	10,690.00	10,540.00	10,540.00	10,690.00	10,540.00	10,540.00	10,690.00	10,540.00	10,540.00	127,080.00
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	10,500.00								2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	10,500.00
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	98,790.00	5,570.00	8,195.00	8,195.00	8,195.00	8,195.00	7,695.00	7,695.00	7,670.00	9,295.00	9,295.00	9,395.00	9,395.00	98,790.00

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Supplies & Contract Services														
545 · Pest Control	1,620.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
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
553 · Chimney Sweep/Window Clean	4,100.00	2,850.00								1,250.00				4,100.00
565 · Maintenance Supply	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
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	4,000.00							250.00	3,000.00	250.00	250.00	250.00		4,000.00
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	38,220.00	5,065.00	4,915.00	2,415.00	2,415.00	2,415.00	2,415.00	2,465.00	5,215.00	3,715.00	2,465.00	2,485.00	2,235.00	38,220.00
Other Budgeted Expenses														
575 · Electric - Owner	41,130.00	2,640.00	2,860.00	3,290.00	4,680.00	3,280.00	6,400.00	3,990.00	3,490.00	2,580.00	2,540.00	2,590.00	2,790.00	41,130.00
576 · Natural Gas - Owner	19,413.00	1,400.00	2,070.00	2,315.00	2,500.00	2,325.00	1,790.00	2,000.00	1,150.00	840.00	863.00	890.00	1,270.00	19,413.00
Total Other Budgeted Expenses	60,543.00	4,040.00	4,930.00	5,605.00	7,180.00	5,605.00	8,190.00	5,990.00	4,640.00	3,420.00	3,403.00	3,480.00	4,060.00	60,543.00
Utilities Expense														
581 · Firewood	3,000.00	750.00	750.00	750.00	750.00									3,000.00
582 · Natural Gas - Snowmelt	18,500.00	180.00	300.00	3,260.00	4,600.00	4,760.00	4,625.00	675.00	100.00					18,500.00
584 · Water and Sanitation	44,496.00	11,124.00			11,124.00			11,124.00			11,124.00			44,496.00
585 · Electric - Association	15,690.00	910.00	1,200.00	1,530.00	1,940.00	1,940.00	1,760.00	1,550.00	1,025.00	970.00	905.00	980.00	980.00	15,690.00
586 · Natural Gas - Association	7,601.00	494.00	435.00	900.00	740.00	1,090.00	1,128.00	810.00	475.00	425.00	334.00	345.00	425.00	7,601.00
587 · Trash Service	8,800.00	2,200.00			2,200.00			2,200.00			2,200.00			8,800.00
588 · Internet / Cable Services	46,920.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	3,910.00	46,920.00
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	148,307.00	19,843.00	6,870.00	10,625.00	25,539.00	11,975.00	11,698.00	20,544.00	5,785.00	5,580.00	18,748.00	5,510.00	5,590.00	148,307.00

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Professional Fees														
595 · Tax / Review / Audit	4,300.00									4,300.00				4,300.00
596 · Director's Meeting	4,000.00										4,000.00			4,000.00
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	10,400.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	4,475.00	4,175.00	175.00	175.00	10,400.00
TOTAL ORDINARY EXPENSES	483,340.00	45,383.00	35,625.00	37,555.00	54,194.00	38,905.00	40,713.00	47,559.00	34,025.00	37,025.00	48,776.00	31,585.00	31,995.00	483,340.00
NET ORDINARY INCOME	0.00	71,677.00	(33,742.50)	(35,672.50)	62,866.00	(37,022.50)	(38,830.50)	69,501.00	(32,142.50)	(35,142.50)	68,284.00	(29,702.50)	(30,072.50)	0.00
MAJOR MAINTENANCE INCOME														
800 · Major Maint Assessment	175,661.04	43,915.26			43,915.26			43,915.26			43,915.26			175,661.04
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	175,761.04	43,923.59	8.33	8.33	43,923.59	8.33	8.33	43,923.59	8.33	8.33	43,923.59	8.33	8.33	175,761.04
														0.00
MAJOR MAINTENANCE EXPENSES														0.00
9330 · Insurance Claim Expenses														0.00
900 · Major Maint Projects														0.00
910- Pool and Spa cover	4,000.00	4,000.00												4,000.00
920 · Hot Water Heater Replacement	15,000.00	15,000.00												15,000.00
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	32,000.00	22,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	32,000.00
Net Major Maintenance	143,761.04	21,923.59	8.33	8.33	43,923.59	8.33	8.33	33,923.59	8.33	8.33	43,923.59	8.33	8.33	143,761.04
NET INCOME	143,761.04	93,600.59	(33,734.17)	(35,664.17)	106,789.59	(37,014.17)	(38,822.17)	103,424.59	(32,134.17)	(35,134.17)	112,207.59	(29,694.17)	(30,064.17)	143,761.04