Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
January 2019

	Jan 19	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	101,016.48	101,016.50	(0.02)	100.0%
401 · Utility Assessment	12,608.79	14,161.00	(1,552.21)	89.0%
460 · Regular Assessment Fin Chg	0.00	80.00	(80.00)	0.0%
461 · Interest Earned	0.00	2.50	(2.50)	0.0%
462 · Fines & Penalties	300.00	0.00	300.00	100.0%
Unit A7				
470 · Assoc Unit Rent	1,800.00	0.00	1,800.00	100.0%
Total Unit A7	1,800.00	0.00	1,800.00	100.0%
Total Operating Income	115,725.27	115,260.00	465.27	100.4%
Total Income	115,725.27	115,260.00	465.27	100.4%
Gross Profit	115,725.27	115,260.00	465.27	100.4%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,778.00	5,722.00	56.00	101.0%
501 · Bank Charges	0.00	75.00	(75.00)	0.0%
502 · Insurance / Property Taxes	7,486.15	4,560.00	2,926.15	164.2%
505 · Office Supplies & Expense	78.72	83.00	(4.28)	94.8%
510 · Miscellaneous	0.00	100.00	(100.00)	0.0%
540 · Website Maint.	150.00	150.00	0.00	100.0%
Total Administrative Expense	13,492.87	10,690.00	2,802.87	126.2%
Labor				
520 · Maint. Labor Common Area	1,516.25	2,500.00	(983.75)	60.7%
521 · Pool/Spa Labor	1,825.25	2,125.00	(299.75)	85.9%
523 · Snow Removal	1,090.00	1,000.00	90.00	109.0%
522 · Landscaping Labor	0.00	0.00	0.00	0.0%
524 · Property Insp & Repairs Maint	725.00	1,250.00	(525.00)	58.0%
530 · Hskp/Amenity Labor	888.00	920.00	(32.00)	96.5%
531 · Patrol/Security	514.50	400.00	114.50	128.6%
Total Labor	6,559.00	8,195.00	(1,636.00)	80.0%
Supplies & Contract Services				
545 · Pest Control	0.00	135.00	(135.00)	0.0%
546 · Snowmelt Maintenance	0.00	200.00	(200.00)	0.0%
547 · Fire Safety/Monitoring	3,131.76	500.00	2,631.76	626.4%
549 · Contract Services	0.00	125.00	(125.00)	0.0%
550 · Boiler Service & Inspection	1,165.26	700.00	465.26	166.5%
553 · Chimney Sweep & Window Clean	0.00	0.00	0.00	0.0%
565 · Maintenance Supply	288.41	250.00	38.41	115.4%
566 · Pool Supply	388.67	175.00	213.67	222.1%
567 · Contract Pool Labor/Services	0.00	250.00	(250.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	0.00	0.00	0.0%
570 · Housekeeping Supply	38.54	80.00	(41.46)	48.2%
Total Supplies & Contract Services	5,012.64	2,415.00	2,597.64	207.6%
Other Budgeted Expenses				
575 · Electric - Owner	4,738.29	4,680.00	58.29	101.2%
576 · Natural Gas - Owner	2,743.76	2,500.00	243.76	109.8%
Total Other Budgeted Expenses	7,482.05	7,180.00	302.05	104.2%
Utilities Expense				
581 · Firewood	1,760.00	750.00	1,010.00	234.7%
582 · Natural Gas - Snowmelt	5,226.34	4,600.00	626.34	113.6%
584 · Water and Sanitation	10,833.16	11,124.00	(290.84)	97.4%
585 · Electric - Association	1,837.08	1,940.00	(102.92)	94.7%
586 · Natural Gas - Association	1,144.15	740.00	404.15	154.6%
587 · Trash Service	2,024.06	2,200.00	(175.94)	92.0%
588 · Internet / Cable Services	3,714.03	3,910.00	(195.97)	95.0%
589 · Telephone	269.60	275.00	(5.40)	98.0%
Total Utilities Expense	26,808.42	25,539.00	1,269.42	105.0%
Professional Fees				
595 · Tax / Review / Audit	4,500.00	0.00	4,500.00	100.0%
596 · Director's Meeting	1,883.43	0.00	1,883.43	100.0%
597 · Legal - General	0.00	175.00	(175.00)	0.0%
Total Professional Fees	6,383.43	175.00	6,208.43	3,647.7%
Total Expense	65,738.41	54,194.00	11,544.41	121.3%
Net Ordinary Income	49,986.86	61,066.00	(11,079.14)	81.9%

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Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	43,940.29	43,915.26	25.03	100.1%
820 · Maintenance Account Interest	0.00	8.33	(8.33)	0.0%
Total Major Maintenance Income	43,940.29	43,923.59	16.70	100.0%
Total Other Income	43,940.29	43,923.59	16.70	100.0%
Other Expense				
Major Maintenance				
920 · Hot Water Heater Replacement	0.00	0.00	0.00	0.0%
924 · Irrigation/Landscaping	0.00	0.00	0.00	0.0%
933 · Window & Door Repair/Maint	0.00	0.00	0.00	0.0%
9302 · Retrofit Joists/Utils - Bldg D	1,220.00			
Total Major Maintenance	1,220.00	0.00	1,220.00	100.0%
Total Other Expense	1,220.00	0.00	1,220.00	100.0%
Net Other Income	42,720.29	43,923.59	(1,203.30)	97.3%
Net Income	**92,707.15**	**104,989.59**	**(12,282.44)**	**88.3%**