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Accrual Basis

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget Performance
May 2018

	May 18	Budget	Oct '17 - May 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Operating Income					
400 · Regular Assessments (59)	0.00	0.00	292,097.09	292,096.59	389,462.12
401 · Utility Assessment	0.00	0.00	38,607.33	42,922.50	57,230.00
460 · Regular Assessment Fin Chg	0.00	80.00	511.46	640.00	1,000.00
461 · Interest Earned	0.00	2.50	5.60	20.00	30.00
462 · Fines & Penalties	0.00		850.00		
463 · Misc Income	0.00	0.00	250.00	0.00	0.00
Key Cards					
465 · Key Card Replacement Income	0.00	0.00	50.00	0.00	0.00
466 · Key Card Expenses	0.00	0.00	(811.19)	0.00	0.00
Total Key Cards	0.00	0.00	(761.19)	0.00	0.00
Unit A7					
470 · Assoc Unit Rent	1,800.00	1,800.00	14,400.00	14,400.00	21,600.00
Total Unit A7	1,800.00	1,800.00	14,400.00	14,400.00	21,600.00
Total Operating Income	1,800.00	1,882.50	345,960.29	350,079.09	469,322.12
Total Income	1,800.00	1,882.50	345,960.29	350,079.09	469,322.12
Gross Profit	1,800.00	1,882.50	345,960.29	350,079.09	469,322.12
Expense					
Uncategorized	0.00		(1,724.20)		
Administrative Expense					
507 · Managing Agent Fees	5,610.00	5,610.00	44,880.00	44,880.00	67,320.00
501 · Bank Charges	38.00	10.00	462.41	80.00	115.00
502 · Insurance / Property Taxes	3,276.61	2,920.00	35,548.92	23,360.00	35,000.00
505 · Office Supplies & Expense	0.00	125.00	519.89	1,000.00	1,500.00
510 · Miscellaneous	0.00	400.00	337.83	3,200.00	4,800.00
540 · Website Maint.	0.00	50.00	600.00	400.00	600.00
Total Administrative Expense	8,924.61	9,115.00	82,349.05	72,920.00	109,335.00
Labor					
520 · Maint. Labor Common Area	1,906.25	2,300.00	18,797.43	18,400.00	27,500.00
521 · Pool/Spa Labor	509.75	2,125.00	11,262.50	17,000.00	25,500.00
523 · Snow Removal	0.00	0.00	2,948.50	5,000.00	5,000.00
522 · Landscaping Labor	2,379.02	2,000.00	4,413.02	4,000.00	12,000.00
524 · Property Insp & Repairs Maint	1,839.75	1,250.00	10,409.16	10,000.00	15,000.00
530 · Hskp/Amenity Labor	1,050.00	1,250.00	6,516.42	10,000.00	15,000.00
531 · Patrol/Security	189.00	400.00	2,022.50	3,200.00	5,000.00
Total Labor	7,873.77	9,325.00	56,369.53	67,600.00	105,000.00

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Supplies & Contract Services					
545 · Pest Control	270.00	135.00	1,215.00	1,080.00	1,620.00
546 · Snowmelt Maintenance	0.00	0.00	404.34	1,000.00	1,000.00
547 · Fire Safety/Monitoring	0.00	550.00	7,297.33	4,400.00	6,500.00
548 · Sewer Line Maintenance	329.69	0.00	668.14	0.00	0.00
549 · Contract Services	0.00	200.00	185.00	1,700.00	2,500.00
550 · Boiler Service & Inspection	0.00	825.00	7,684.69	6,600.00	10,000.00
553 · Chimney Sweep & Window Clean	0.00	500.00	2,828.00	4,000.00	6,000.00
565 · Maintenance Supply	689.58	350.00	5,138.79	2,800.00	4,000.00
566 · Pool Supply	32.99	500.00	1,308.46	1,000.00	3,000.00
567 · Contract Pool Labor/Services	0.00	500.00	213.61	4,000.00	6,000.00
568 · Landscaping Supply & Irrigation	308.06	300.00	774.51	600.00	1,500.00
569 · Gutter Repair&Roof Maintenance	0.00	0.00	0.00	2,000.00	2,000.00
570 · Housekeeping Supply	0.00	80.00	131.59	640.00	1,000.00
571 · Snow Removal Services	0.00	0.00	0.00	1,500.00	1,500.00
572 · Housekeeping Services	0.00		0.00	0.00	0.00
Total Supplies & Contract Services	1,630.32	3,940.00	27,849.46	31,320.00	46,620.00
Other Budgeted Expenses					
575 · Electric - Owner	3,295.89	2,500.00	29,050.96	26,000.00	35,000.00
576 · Natural Gas - Owner	1,943.10	1,000.00	15,205.13	17,000.00	19,000.00
Total Other Budgeted Expenses	5,238.99	3,500.00	44,256.09	43,000.00	54,000.00
Utilities Expense					
581 · Firewood	0.00	0.00	2,637.50	3,000.00	3,000.00
582 · Natural Gas - Snowmelt	0.00	0.00	13,933.10	24,000.00	24,000.00
584 · Water and Sanitation	0.00	0.00	31,752.76	30,000.00	40,000.00
585 · Electric - Association	1,025.50	800.00	11,516.87	8,200.00	11,000.00
586 · Natural Gas - Association	462.57	600.00	5,888.28	6,700.00	8,500.00
587 · Trash Service	0.00	0.00	4,197.24	6,150.00	8,200.00
588 · Internet / Cable Services	3,722.37	3,500.00	27,964.20	28,000.00	43,000.00
589 · Telephone	254.75	250.00	2,461.34	2,000.00	3,000.00
Total Utilities Expense	5,465.19	5,150.00	100,351.29	108,050.00	140,700.00
Professional Fees					
595 · Tax / Review / Audit	0.00	0.00	4,300.00	0.00	4,200.00
596 · Director's Meeting	0.00	0.00	432.02	0.00	4,000.00
597 · Legal - General	0.00	500.00	341.09	4,000.00	5,000.00
598 · Reserve Study	0.00	0.00	0.00	2,500.00	2,500.00
Total Professional Fees	0.00	500.00	5,073.11	6,500.00	15,700.00
Total Expense	29,132.88	31,530.00	314,524.33	329,390.00	471,355.00
Net Ordinary Income	(27,332.88)	(29,647.50)	31,435.96	20,689.09	(2,032.88)

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Other Income/Expense					
Other Income					
Major Maintenance Income					
800 · Major Maint Assessment	0.00	0.00	114,562.66	114,561.57	152,748.76
820 · Maintenance Account Interest	0.00	8.33	134.13	66.64	100.00
Total Major Maintenance Income	0.00	8.33	114,696.79	114,628.21	152,848.76
Total Other Income	0.00	8.33	114,696.79	114,628.21	152,848.76
Other Expense					
Major Maintenance					
900 · Major Maint Projects	3,055.51	0.00	72,554.46	0.00	0.00
915 · Chimney Flue Inspection/Repair	0.00	0.00	0.00	0.00	0.00
916 · Chimney Flue Legal & Insurance	0.00	0.00	372.00	0.00	0.00
920 · Hot Water Heater Replacement	0.00		1,850.28	0.00	0.00
923 · Stain/Paint Breezeways/Railings	0.00	0.00	0.00	0.00	0.00
924 · Irrigation/Landscaping	0.00		0.00	0.00	0.00
925 · Pool Upgrade/Deck Repair	0.00		0.00	0.00	0.00
927 · Heat Tape and Gutter Upgrade	0.00		0.00	0.00	0.00
928 · Sewer Line Repairs	0.00	0.00	0.00	0.00	0.00
931 · Reserve Study	0.00	0.00	0.00	0.00	0.00
933 · Window & Door Repair/Maint	0.00		0.00	0.00	0.00
934 · Pool House Renovation/Repair	0.00		0.00	0.00	0.00
Total Major Maintenance	3,055.51	0.00	74,776.74	0.00	0.00
Total Other Expense	3,055.51	0.00	74,776.74	0.00	0.00
Net Other Income	(3,055.51)	8.33	39,920.05	114,628.21	152,848.76
Net Income	**(30,388.39)**	**(29,639.17)**	**71,356.01**	**135,317.30**	**150,815.88**