

Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
October 2017

	Oct 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	97,365.52	97,365.53	(0.01)	100.0%
401 · Utility Assessment	10,025.27	14,307.50	(4,282.23)	70.1%
460 · Regular Assessment Fin Chg	52.18	80.00	(27.82)	65.2%
461 · Interest Earned	0.00	2.50	(2.50)	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	109,242.97	113,555.53	(4,312.56)	96.2%
Total Income	109,242.97	113,555.53	(4,312.56)	96.2%
Gross Profit	109,242.97	113,555.53	(4,312.56)	96.2%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,610.00	5,610.00	0.00	100.0%
501 · Bank Charges	38.00	10.00	28.00	380.0%
502 · Insurance / Property Taxes	1,765.88	2,920.00	(1,154.12)	60.5%
505 · Office Supplies & Expense	72.00	125.00	(53.00)	57.6%
510 · Miscellaneous	0.00	400.00	(400.00)	0.0%
540 · Website Maint.	150.00	50.00	100.00	300.0%
Total Administrative Expense	7,635.88	9,115.00	(1,479.12)	83.8%
Labor				
520 · Maint. Labor Common Area	2,542.00	2,300.00	242.00	110.5%
521 · Pool/Spa Labor	1,129.00	2,125.00	(996.00)	53.1%
523 · Snow Removal	409.50	0.00	409.50	100.0%
522 · Landscaping Labor	1,471.50	0.00	1,471.50	100.0%
524 · Property Insp & Repairs Maint	710.00	1,250.00	(540.00)	56.8%
530 · Hskp/Amenity Labor	951.42	1,250.00	(298.58)	76.1%
531 · Patrol/Security	63.00	400.00	(337.00)	15.8%
Total Labor	7,276.42	7,325.00	(48.58)	99.3%
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	1,732.85	550.00	1,182.85	315.1%

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Accrual Basis

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548 · Sewer Line Maintenance	0.00	0.00	0.00	0.0%
549 · Contract Services	0.00	250.00	(250.00)	0.0%
550 · Boiler Service & Inspection	1,818.13	825.00	993.13	220.4%
553 · Chimney Sweep & Window Clean	0.00	500.00	(500.00)	0.0%
565 · Maintenance Supply	1,466.52	350.00	1,116.52	419.0%
566 · Pool Supply	0.00	0.00	0.00	0.0%
567 · Contract Pool Labor/Services	63.61	500.00	(436.39)	12.7%
568 · Landscaping Supply & Irrigation	458.35	0.00	458.35	100.0%
569 · Gutter Repair&Roof Maintenance	0.00	2,000.00	(2,000.00)	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%
572 · Housekeeping Services	0.00	0.00	0.00	0.0%
Total Supplies & Contract Services	5,674.46	5,190.00	484.46	109.3%
Other Budgeted Expenses				
575 · Electric - Owner	2,478.95	3,500.00	(1,021.05)	70.8%
576 · Natural Gas - Owner	1,232.58	2,000.00	(767.42)	61.6%
Total Other Budgeted Expenses	3,711.53	5,500.00	(1,788.47)	67.5%
Utilities Expense				
581 · Firewood	1,500.00	750.00	750.00	200.0%
582 · Natural Gas - Snowmelt	177.90	1,500.00	(1,322.10)	11.9%
584 · Water and Sanitation	10,819.58	10,000.00	819.58	108.2%
585 · Electric - Association	879.26	1,000.00	(120.74)	87.9%
586 · Natural Gas - Association	481.71	800.00	(318.29)	60.2%
587 · Trash Service	0.00	2,050.00	(2,050.00)	0.0%
588 · Internet / Cable Services	2,878.92	3,500.00	(621.08)	82.3%
589 · Telephone	241.58	250.00	(8.42)	96.6%
Total Utilities Expense	16,978.95	19,850.00	(2,871.05)	85.5%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
597 · Legal - General	0.00	500.00	(500.00)	0.0%
Total Professional Fees	0.00	500.00	(500.00)	0.0%
Total Expense	41,277.24	47,480.00	(6,202.76)	86.9%
Net Ordinary Income	67,965.73	66,075.53	1,890.20	102.9%
Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	38,187.22	38,187.19	0.03	100.0%
820 · Maintenance Account Interest	0.00	8.33	(8.33)	0.0%

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Total Major Maintenance Income	38,187.22	38,195.52	(8.30)	100.0%
Total Other Income	38,187.22	38,195.52	(8.30)	100.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	24,235.50	0.00	24,235.50	100.0%
916 · Chimney Flue Legal & Insurance	372.00			
920 · Hot Water Heater Replacement	1,850.28	0.00	1,850.28	100.0%
924 · Irrigation/Landscaping	0.00	0.00	0.00	0.0%
925 · Pool Upgrade/Deck Repair	0.00	0.00	0.00	0.0%
927 · Heat Tape and Gutter Upgrade	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%
933 · Window & Door Repair/Maint	0.00	0.00	0.00	0.0%
934 · Pool House Renovation/Repair	0.00	0.00	0.00	0.0%
Total Major Maintenance	26,457.78	0.00	26,457.78	100.0%
Total Other Expense	26,457.78	0.00	26,457.78	100.0%
Net Other Income	11,729.44	38,195.52	(26,466.08)	30.7%
Net Income	<u>79,695.17</u>	<u>104,271.05</u>	<u>(24,575.88)</u>	<u>76.4%</u>