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09/18/19

Accrual Basis

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

	Aug 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Income			
400 · Regular Assessments (59)	0.00	0.00	0.00
401 · Utility Assessment	0.00	0.00	0.00
460 · Regular Assessment Fin Chg	0.00	80.00	(80.00)
461 · Interest Earned	1.83	2.50	(0.67)
462 · Fines & Penalties	0.00	0.00	0.00
Key Cards			
465 · Key Card Replacement Income	50.00		
466 · Key Card Expenses	(110.00)		
Total Key Cards	(60.00)		
Unit A7			
470 · Assoc Unit Rent	0.00	1,800.00	(1,800.00)
Total Unit A7	0.00	1,800.00	(1,800.00)
Total Operating Income	(58.17)	1,882.50	(1,940.67)
Total Income	(58.17)	1,882.50	(1,940.67)
Gross Profit	(58.17)	1,882.50	(1,940.67)
Expense			
Administrative Expense			
507 · Managing Agent Fees	5,778.00	5,722.00	56.00
501 · Bank Charges	0.00	75.00	(75.00)
502 · Insurance / Property Taxes	4,286.85	4,560.00	(273.15)
505 · Office Supplies & Expense	45.52	83.00	(37.48)
510 · Miscellaneous	458.98	100.00	358.98
540 · Website Maint.	0.00	0.00	0.00
Total Administrative Expense	10,569.35	10,540.00	29.35
Labor			
520 · Maint. Labor Common Area	7,623.75	2,500.00	5,123.75
521 · Pool/Spa Labor	3,073.75	2,125.00	948.75
523 · Snow Removal	0.00	0.00	0.00
522 · Landscaping Labor	4,313.86	2,100.00	2,213.86
524 · Property Insp & Repairs Maint	3,022.50	1,250.00	1,772.50
530 · Hskp/Amenity Labor	999.00	920.00	79.00
531 · Patrol/Security	450.00	500.00	(50.00)
Total Labor	19,482.86	9,395.00	10,087.86

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Supplies & Contract Services			
551 · Dryer Vent Cleaning	1,000.00		
545 · Pest Control	0.00	135.00	(135.00)
546 · Snowmelt Maintenance	0.00	0.00	0.00
547 · Fire Safety/Monitoring	0.00	500.00	(500.00)
549 · Contract Services	0.00	125.00	(125.00)
550 · Boiler Service & Inspection	347.26	700.00	(352.74)
553 · Window Clean	0.00	0.00	0.00
565 · Maintenance Supply	1,039.61	250.00	789.61
566 · Pool Supply	732.18	175.00	557.18
567 · Contract Pool Labor/Services	0.00	250.00	(250.00)
568 · Landscaping Supply & Irrigation	22.72	250.00	(227.28)
570 · Housekeeping Supply	28.90	100.00	(71.10)
Total Supplies & Contract Services	3,170.67	2,485.00	685.67
Other Budgeted Expenses			
575 · Electric - Owner	2,722.70	2,590.00	132.70
576 · Natural Gas - Owner	780.84	890.00	(109.16)
Total Other Budgeted Expenses	3,503.54	3,480.00	23.54
Utilities Expense			
581 · Firewood	0.00	0.00	0.00
582 · Natural Gas - Snowmelt	26.48	0.00	26.48
584 · Water and Sanitation	0.00	0.00	0.00
585 · Electric - Association	787.07	980.00	(192.93)
586 · Natural Gas - Association	313.98	345.00	(31.02)
587 · Trash Service	0.00	0.00	0.00
588 · Internet / Cable Services	3,714.26	3,910.00	(195.74)
589 · Telephone	292.28	275.00	17.28
Total Utilities Expense	5,134.07	5,510.00	(375.93)
Professional Fees			
595 · Tax / Review / Audit	0.00	0.00	0.00
596 · Director's Meeting	1,323.29	0.00	1,323.29
597 · Legal - General	0.00	175.00	(175.00)
Total Professional Fees	1,323.29	175.00	1,148.29
Total Expense	43,183.78	31,585.00	11,598.78
Net Ordinary Income	(43,241.95)	(29,702.50)	(13,539.45)

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Other Income/Expense			
Other Income			
Major Maintenance Income			
800 · Major Maint Assessment	0.00	0.00	0.00
820 · Maintenance Account Interest	18.97	8.33	10.64
Total Major Maintenance Income	18.97	8.33	10.64
Total Other Income	18.97	8.33	10.64
Other Expense			
Major Maintenance			
900 · Major Maint Projects	641.60		
920 · Hot Water Heater Replacement	0.00	0.00	0.00
924 · Irrigation/Landscaping	1,237.61	0.00	1,237.61
933 · Window & Door Repair/Maint	0.00	0.00	0.00
Total Major Maintenance	1,879.21	0.00	1,879.21
Total Other Expense	1,879.21	0.00	1,879.21
Net Other Income	(1,860.24)	8.33	(1,868.57)
Net Income	(45,102.19)	(29,694.17)	(15,408.02)