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

	May 17	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	0.00	0.00	0.00	0.0%
401 · Utility Assessment	0.00	0.00	0.00	0.0%
460 · Regular Assessment Fin Chg	19.54	0.00	19.54	100.0%
461 · Interest Earned	0.00	0.00	0.00	0.0%
462 · Fines & Penalties	150.00			
Key Cards				
465 · Key Card Replacement Income	50.00	75.00	(25.00)	66.7%
466 · Key Card Expenses	0.00	(25.00)	25.00	0.0%
Total Key Cards	50.00	50.00	0.00	100.0%
Unit A7				
470 · Assoc Unit Rent	1,800.00	1,700.00	100.00	105.9%
Total Unit A7	1,800.00	1,700.00	100.00	105.9%
Total Operating Income	2,019.54	1,750.00	269.54	115.4%
Total Income	2,019.54	1,750.00	269.54	115.4%
Gross Profit	2,019.54	1,750.00	269.54	115.4%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,500.00	7,200.00	(1,700.00)	76.4%
501 · Bank Charges	0.00	9.50	(9.50)	0.0%
502 · Insurance / Property Taxes	1,028.88	3,400.00	(2,371.12)	30.3%
505 · Office Supplies & Expense	0.00	210.00	(210.00)	0.0%
510 · Miscellaneous	0.00	57.00	(57.00)	0.0%
540 · Website Maint.	0.00	50.00	(50.00)	0.0%
Total Administrative Expense	6,528.88	10,926.50	(4,397.62)	59.8%
Labor				
520 · Maint. Labor Common Area	1,533.50	2,250.00	(716.50)	68.2%
521 · Pool/Spa Labor	3,126.00	1,000.00	2,126.00	312.6%
523 · Snow Removal	105.00	0.00	105.00	100.0%
522 · Landscaping Labor	2,021.00	500.00	1,521.00	404.2%
524 · Property Insp & Repairs Maint	903.00	1,250.00	(347.00)	72.2%
530 · Hskp/Amenity Labor	945.00	83.33	861.67	1,134.0%
531 · Patrol/Security	441.00	210.00	231.00	210.0%
Total Labor	9,074.50	5,293.33	3,781.17	171.4%
Supplies & Contract Services				
545 · Pest Control	0.00	125.00	(125.00)	0.0%
546 · Snowmelt Maintenance	0.00	0.00	0.00	0.0%
547 · Fire Safety/Monitoring	114.29	650.00	(535.71)	17.6%
548 · Sewer Line Maintenance	0.00	150.00	(150.00)	0.0%
549 · Contract Services	0.00	210.00	(210.00)	0.0%
550 · Boiler Service & Inspection	1,467.13	500.00	967.13	293.4%
553 · Chimney Sweep & Window Clean	0.00	80.00	(80.00)	0.0%
565 · Maintenance Supply	13.60	250.00	(236.40)	5.4%
566 · Pool Supply	488.39	250.00	238.39	195.4%
567 · Contract Pool Labor/Services	0.00	20.00	(20.00)	0.0%
568 · Landscaping Supply & Irrigation	969.06	850.00	119.06	114.0%
569 · Gutter Repair&Roof Maintenance	0.00	400.00	(400.00)	0.0%
570 · Housekeeping Supply	0.00	150.00	(150.00)	0.0%
571 · Snow Removal Services	0.00	0.00	0.00	0.0%
572 · Housekeeping Services	0.00	875.00	(875.00)	0.0%
Total Supplies & Contract Services	3,052.47	4,510.00	(1,457.53)	67.7%
Other Budgeted Expenses				
575 · Electric - Owner	2,461.91	2,916.67	(454.76)	84.4%
576 · Natural Gas - Owner	1,352.05	1,833.33	(481.28)	73.7%
Total Other Budgeted Expenses	3,813.96	4,750.00	(936.04)	80.3%
Utilities Expense				
582 · Natural Gas - Snowmelt	126.87	0.00	126.87	100.0%
584 · Water and Sanitation	0.00	3,194.68	(3,194.68)	0.0%
585 · Electric - Association	209.08	833.33	(624.25)	25.1%
586 · Natural Gas - Association	491.82	833.33	(341.51)	59.0%
587 · Trash Service	0.00	583.33	(583.33)	0.0%
588 · Internet / Cable Services	3,188.96	3,583.33	(394.37)	89.0%
589 · Telephone	263.79	250.00	13.79	105.5%
Total Utilities Expense	4,280.52	9,278.00	(4,997.48)	46.1%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
Total Professional Fees	0.00	0.00	0.00	0.0%
Total Expense	26,750.33	34,757.83	(8,007.50)	77.0%
Net Ordinary Income	(24,730.79)	(33,007.83)	8,277.04	74.9%
Other Income/Expense				

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Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	0.00	0.00	0.00	0.0%
820 · Maintenance Account Interest	0.00	25.00	(25.00)	0.0%
Total Major Maintenance Income	0.00	25.00	(25.00)	0.0%
Total Other Income	0.00	25.00	(25.00)	0.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	10,850.00	2,533.33	8,316.67	428.3%
920 · Hot Water Heater Replacement	7,403.20	0.00	7,403.20	100.0%
924 · Irrigation/Landscaping	0.00	2,000.00	(2,000.00)	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	18,253.20	4,533.33	13,719.87	402.6%
Total Other Expense	18,253.20	4,533.33	13,719.87	402.6%
Net Other Income	(18,253.20)	(4,508.33)	(13,744.87)	404.9%
Net Income	**(42,983.99)**	**(37,516.16)**	**(5,467.83)**	**114.6%**