Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget vs. Actual
August 2018

	Aug 18	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	851.20	0.00	851.20	100.0%
401 · Utility Assessment	183.68	0.00	183.68	100.0%
460 · Regular Assessment Fin Chg	0.00	80.00	(80.00)	0.0%
461 · Interest Earned	0.00	2.50	(2.50)	0.0%
463 · Misc Income	0.00	0.00	0.00	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	2,834.88	1,882.50	952.38	150.6%
Total Income	2,834.88	1,882.50	952.38	150.6%
Gross Profit	2,834.88	1,882.50	952.38	150.6%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,610.00	5,610.00	0.00	100.0%
501 · Bank Charges	0.00	10.00	(10.00)	0.0%
502 · Insurance / Property Taxes	3,276.61	2,920.00	356.61	112.2%
505 · Office Supplies & Expense	317.26	125.00	192.26	253.8%
510 · Miscellaneous	(34.12)	400.00	(434.12)	(8.5)%
540 · Website Maint.	0.00	50.00	(50.00)	0.0%
Total Administrative Expense	9,169.75	9,115.00	54.75	100.6%
Labor				
520 · Maint. Labor Common Area	1,646.36	2,300.00	(653.64)	71.6%
521 · Pool/Spa Labor	2,061.75	2,125.00	(63.25)	97.0%
523 · Snow Removal	0.00	0.00	0.00	0.0%
522 · Landscaping Labor	1,292.00	2,000.00	(708.00)	64.6%
524 · Property Insp & Repairs Maint	1,961.87	1,250.00	711.87	156.9%
530 · Hskp/Amenity Labor	840.00	1,250.00	(410.00)	67.2%
531 · Patrol/Security	294.00	500.00	(206.00)	58.8%
Total Labor	8,095.98	9,425.00	(1,329.02)	85.9%

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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	0.00	550.00	(550.00)	0.0%
548 · Sewer Line Maintenance	0.00	0.00	0.00	0.0%
549 · Contract Services	0.00	200.00	(200.00)	0.0%
550 · Boiler Service & Inspection	646.00	825.00	(179.00)	78.3%
553 · Chimney Sweep & Window Clean	0.00	500.00	(500.00)	0.0%
565 · Maintenance Supply	814.20	350.00	464.20	232.6%
566 · Pool Supply	282.92	500.00	(217.08)	56.6%
567 · Contract Pool Labor/Services	0.00	500.00	(500.00)	0.0%
568 · Landscaping Supply & Irrigation	200.00	300.00	(100.00)	66.7%
569 · Gutter Repair&Roof Maintenance	0.00	0.00	0.00	0.0%
570 · Housekeeping Supply	0.00	100.00	(100.00)	0.0%
571 · Snow Removal Services	0.00	0.00	0.00	0.0%
Total Supplies & Contract Services	2,078.12	3,960.00	(1,881.88)	52.5%
Other Budgeted Expenses				
575 · Electric - Owner	2,753.80	2,000.00	753.80	137.7%
576 · Natural Gas - Owner	630.86	500.00	130.86	126.2%
Total Other Budgeted Expenses	3,384.66	2,500.00	884.66	135.4%
Utilities Expense				
581 · Firewood	0.00	0.00	0.00	0.0%
582 · Natural Gas - Snowmelt	25.05	0.00	25.05	100.0%
584 · Water and Sanitation	0.00	0.00	0.00	0.0%
585 · Electric - Association	670.71	600.00	70.71	111.8%
586 · Natural Gas - Association	325.68	400.00	(74.32)	81.4%
587 · Trash Service	0.00	0.00	0.00	0.0%
588 · Internet / Cable Services	3,722.37	3,500.00	222.37	106.4%
589 · Telephone	315.07	250.00	65.07	126.0%
Total Utilities Expense	5,058.88	4,750.00	308.88	106.5%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	0.00	0.00	0.00	0.0%
597 · Legal - General	0.00	0.00	0.00	0.0%
598 · Reserve Study	0.00	0.00	0.00	0.0%
Total Professional Fees	0.00	0.00	0.00	0.0%
Total Expense	27,787.39	29,750.00	(1,962.61)	93.4%
Net Ordinary Income	(24,952.51)	(27,867.50)	2,914.99	89.5%

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Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	333.76	0.00	333.76	100.0%
820 · Maintenance Account Interest	0.00	8.33	(8.33)	0.0%
Total Major Maintenance Income	333.76	8.33	325.43	4,006.7%
Total Other Income	333.76	8.33	325.43	4,006.7%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	6,691.56	0.00	6,691.56	100.0%
915 · Chimney Flue Inspection/Repair	0.00	0.00	0.00	0.0%
916 · Chimney Flue Legal & Insurance	0.00	0.00	0.00	0.0%
923 · Stain/Paint Breezeways/Railings	0.00	0.00	0.00	0.0%
928 · Sewer Line Repairs	396.47	0.00	396.47	100.0%
931 · Reserve Study	0.00	0.00	0.00	0.0%
Total Major Maintenance	7,088.03	0.00	7,088.03	100.0%
Total Other Expense	7,088.03	0.00	7,088.03	100.0%
Net Other Income	(6,754.27)	8.33	(6,762.60)	(81,083.7)%
Net Income	**(31,706.78)**	**(27,859.17)**	**(3,847.61)**	**113.8%**