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08/23/17
Accrual Basis

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

	Jul 17	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	97,365.53	97,365.53	0.00	100.0%
401 · Utility Assessment	15,397.66	14,307.65	1,090.01	107.6%
460 · Regular Assessment Fin Chg	71.62	0.00	71.62	100.0%
461 · Interest Earned	0.65	0.00	0.65	100.0%
462 · Fines & Penalties	1,060.00			
463 · Misc Income	75.00			
Key Cards				
465 · Key Card Replacement Income	75.00	75.00	0.00	100.0%
466 · Key Card Expenses	0.00	(25.00)	25.00	0.0%
Total Key Cards	75.00	50.00	25.00	150.0%
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	115,845.46	113,423.18	2,422.28	102.1%
Total Income	115,845.46	113,423.18	2,422.28	102.1%
Gross Profit	115,845.46	113,423.18	2,422.28	102.1%
Expense				
Administrative Expense				
507 · Managing Agent Fees	5,500.00	7,200.00	(1,700.00)	76.4%
501 · Bank Charges	65.78	9.50	56.28	692.4%
502 · Insurance / Property Taxes	1,038.88	3,400.00	(2,361.12)	30.6%
505 · Office Supplies & Expense	0.00	210.00	(210.00)	0.0%
510 · Miscellaneous	93.65	57.00	36.65	164.3%
540 · Website Maint.	150.00	50.00	100.00	300.0%
Total Administrative Expense	6,848.31	10,926.50	(4,078.19)	62.7%
Labor				
520 · Maint. Labor Common Area	2,718.50	2,250.00	468.50	120.8%
521 · Pool/Spa Labor	3,515.00	1,000.00	2,515.00	351.5%
523 · Snow Removal	0.00	0.00	0.00	0.0%
522 · Landscaping Labor	1,810.00	500.00	1,310.00	362.0%
524 · Property Insp & Repairs Maint	1,383.50	1,250.00	133.50	110.7%
530 · Hskp/Amenity Labor	945.00	83.33	861.67	1,134.0%
531 · Patrol/Security	735.00	210.00	525.00	350.0%
Total Labor	11,107.00	5,293.33	5,813.67	209.8%
Supplies & Contract Services				
545 · Pest Control	135.00	125.00	10.00	108.0%
546 · Snowmelt Maintenance	0.00	0.00	0.00	0.0%
547 · Fire Safety/Monitoring	408.08	650.00	(241.92)	62.8%
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	0.00	500.00	(500.00)	0.0%
553 · Chimney Sweep & Window Clean	0.00	80.00	(80.00)	0.0%
565 · Maintenance Supply	335.04	250.00	85.04	134.0%
566 · Pool Supply	31.30	250.00	(218.70)	12.5%
567 · Contract Pool Labor/Services	0.00	20.00	(20.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	850.00	(850.00)	0.0%
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	909.42	4,510.00	(3,600.58)	20.2%
Other Budgeted Expenses				
575 · Electric - Owner	2,378.42	2,916.67	(538.25)	81.5%
576 · Natural Gas - Owner	822.41	1,833.33	(1,010.92)	44.9%
Total Other Budgeted Expenses	3,200.83	4,750.00	(1,549.17)	67.4%
Utilities Expense				
582 · Natural Gas - Snowmelt	24.30	0.00	24.30	100.0%
584 · Water and Sanitation	10,164.56	3,194.68	6,969.88	318.2%
585 · Electric - Association	880.43	833.33	47.10	105.7%
586 · Natural Gas - Association	324.84	833.33	(508.49)	39.0%
587 · Trash Service	0.00	583.33	(583.33)	0.0%
588 · Internet / Cable Services	3,259.64	3,583.33	(323.69)	91.0%
589 · Telephone	268.80	250.00	18.80	107.5%
Total Utilities Expense	14,922.57	9,278.00	5,644.57	160.8%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	327.93			
597 · Legal - General	22.17			
Total Professional Fees	350.10	0.00	350.10	100.0%
Total Expense	37,338.23	34,757.83	2,580.40	107.4%

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

	Jul 17	Budget	$ Over Budget	% of Budget
Net Ordinary Income	78,507.23	78,665.35	(158.12)	99.8%
Other Income/Expense				
Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	33,206.25	38,187.19	(4,980.94)	87.0%
820 · Maintenance Account Interest	18.43	25.00	(6.57)	73.7%
Total Major Maintenance Income	33,224.68	38,212.19	(4,987.51)	86.9%
Total Other Income	33,224.68	38,212.19	(4,987.51)	86.9%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	0.00	2,533.33	(2,533.33)	0.0%
920 · Hot Water Heater Replacement	0.00	0.00	0.00	0.0%
924 · Irrigation/Landscaping	858.61	2,000.00	(1,141.39)	42.9%
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%
9312 · Amenity Bldg Remodel	1,083.93			
Total Major Maintenance	1,942.54	4,533.33	(2,590.79)	42.9%
Total Other Expense	1,942.54	4,533.33	(2,590.79)	42.9%
Net Other Income	31,282.14	33,678.86	(2,396.72)	92.9%
Net Income	**109,789.37**	**112,344.21**	**(2,554.84)**	**97.7%**