Snowmass Mountain Condominium Association, Inc.
Profit & Loss Budget Overview
October 2017 through September 2018

	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	TOTAL Oct '17 - Sep 18
Ordinary Income/Expense													
Income													
Operating Income													
400 · Regular Assessments (59)	97,365.53	0.00	0.00	97,365.53	0.00	0.00	97,365.53	0.00	0.00	97,365.53	0.00	0.00	389,462.12
401 · Utility Assessment	14,307.50	0.00	0.00	14,307.50	0.00	0.00	14,307.50	0.00	0.00	14,307.50	0.00	0.00	57,230.00
460 · Regular Assessment Fin Chg	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	120.00	1,000.00
461 · Interest Earned	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	30.00
463 · Misc Income				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Key Cards													
465 · Key Card Replacement Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
466 · Key Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Key Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit A7													
470 · Assoc Unit Rent	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
Total Unit A7	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
Total Operating Income	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,922.50	469,322.12
Total Income	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,922.50	469,322.12
Gross Profit	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,882.50	113,555.53	1,882.50	1,922.50	469,322.12
Expense													
Administrative Expense													
507 · Managing Agent Fees	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	5,610.00	67,320.00
501 · Bank Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	5.00	115.00
502 · Insurance / Property Taxes	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,920.00	2,880.00	35,000.00
505 · Office Supplies & Expense	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
510 · Miscellaneous	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
540 · Website Maint.	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Administrative Expense	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,115.00	9,070.00	109,335.00
Labor													
520 · Maint. Labor Common Area	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,200.00	27,500.00
521 · Pool/Spa Labor	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	25,500.00
523 · Snow Removal	0.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	5,000.00
522 · Landscaping Labor	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00
524 · Property Insp & Repairs Maint	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
530 · Hskp/Amenity Labor	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
531 · Patrol/Security	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	500.00	500.00	5,000.00
Total Labor	7,325.00	8,325.00	8,325.00	8,325.00	8,325.00	7,825.00	9,825.00	9,325.00	9,325.00	9,325.00	9,425.00	9,325.00	105,000.00
Supplies & Contract Services													
545 · Pest Control	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
546 · Snowmelt Maintenance	0.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
547 · Fire Safety/Monitoring	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	450.00	6,500.00
548 · Sewer Line Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
549 · Contract Services	250.00	250.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,500.00
550 · Boiler Service & Inspection	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	925.00	10,000.00

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553 · Chimney Sweep & Window Clean	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
565 · Maintenance Supply	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	150.00	4,000.00
566 · Pool Supply	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	3,000.00
567 · Contract Pool Labor/Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
568 · Landscaping Supply & Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	300.00	300.00	300.00	0.00	1,500.00
569 · Gutter Repair&Roof Maintenance	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
570 · Housekeeping Supply	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	100.00	100.00	1,000.00
571 · Snow Removal Services	0.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
572 · Housekeeping Services	0.00	0.00	0.00										0.00
Total Supplies & Contract Services	5,190.00	3,690.00	3,640.00	3,640.00	3,640.00	3,640.00	3,940.00	3,940.00	3,940.00	3,940.00	3,960.00	3,460.00	46,620.00
Other Budgeted Expenses													
575 · Electric - Owner	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	2,500.00	2,500.00	2,500.00	2,000.00	2,000.00	2,500.00	35,000.00
576 · Natural Gas - Owner	2,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,000.00	2,000.00	1,000.00	500.00	500.00	500.00	500.00	19,000.00
Total Other Budgeted Expenses	5,500.00	6,000.00	6,000.00	6,000.00	6,000.00	5,500.00	4,500.00	3,500.00	3,000.00	2,500.00	2,500.00	3,000.00	54,000.00
Utilities Expense													
581 · Firewood	750.00	750.00	750.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
582 · Natural Gas - Snowmelt	1,500.00	1,500.00	4,500.00	5,500.00	5,000.00	4,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	24,000.00
584 · Water and Sanitation	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	40,000.00
585 · Electric - Association	1,000.00	1,500.00	1,500.00	1,000.00	800.00	800.00	800.00	800.00	800.00	800.00	600.00	600.00	11,000.00
586 · Natural Gas - Association	800.00	1,200.00	1,300.00	800.00	700.00	700.00	600.00	600.00	500.00	500.00	400.00	400.00	8,500.00
587 · Trash Service	2,050.00	0.00	0.00	2,050.00	0.00	0.00	2,050.00	0.00	0.00	2,050.00	0.00	0.00	8,200.00
588 · Internet / Cable Services	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	4,500.00	43,000.00
589 · Telephone	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Utilities Expense	19,850.00	8,700.00	11,800.00	23,850.00	10,250.00	9,750.00	18,700.00	5,150.00	5,050.00	17,100.00	4,750.00	5,750.00	140,700.00
Professional Fees													
595 · Tax / Review / Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	0.00	0.00	0.00	4,200.00
596 · Director's Meeting				0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	4,000.00
597 · Legal - General	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	5,000.00
598 · Reserve Study				2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total Professional Fees	500.00	500.00	500.00	3,000.00	500.00	500.00	500.00	500.00	4,700.00	4,500.00	0.00	0.00	15,700.00
Total Expense	47,480.00	36,330.00	39,380.00	53,930.00	37,830.00	36,330.00	46,580.00	31,530.00	35,130.00	46,480.00	29,750.00	30,605.00	471,355.00
Net Ordinary Income	66,075.53	(34,447.50)	(37,497.50)	59,625.53	(35,947.50)	(34,447.50)	66,975.53	(29,647.50)	(33,247.50)	67,075.53	(27,867.50)	(28,682.50)	(2,032.88)
Other Income/Expense													
Other Income													
Major Maintenance Income													
800 · Major Maint Assessment	38,187.19	0.00	0.00	38,187.19	0.00	0.00	38,187.19	0.00	0.00	38,187.19	0.00	0.00	152,748.76
820 · Maintenance Account Interest	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00
Total Major Maintenance Income	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.37	152,848.76
Total Other Income	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.37	152,848.76
Other Expense													
Major Maintenance													
900 · Major Maint Projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
915 · Chimney Flue Inspection/Repair				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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916 · Chimney Flue Legal & Insurance				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
920 · Hot Water Heater Replacement	0.00	0.00	0.00										0.00
923 · Stain/Paint Breezeways/Railings				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
924 · Irrigation/Landscaping	0.00	0.00	0.00										0.00
925 · Pool Upgrade/Deck Repair	0.00	0.00	0.00										0.00
927 · Heat Tape and Gutter Upgrade	0.00	0.00	0.00										0.00
928 · Sewer Line Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
931 · Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
933 · Window & Door Repair/Maint	0.00	0.00	0.00										0.00
934 · Pool House Renovation/Repair	0.00	0.00	0.00										0.00
Total Major Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.33	38,195.52	8.33	8.37	152,848.76
Net Income	**104,271.05**	**(34,439.17)**	**(37,489.17)**	**97,821.05**	**(35,939.17)**	**(34,439.17)**	**105,171.05**	**(29,639.17)**	**(33,239.17)**	**105,271.05**	**(27,859.17)**	**(28,674.13)**	**150,815.88**