

Budget Comparison - P&L

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Properties: MST Mountainside at SilverCreek Timeshare Owners Association - 96 Mountainside Dr PO Box 4104 Granby, CO 80446

Period Basis: Calendar

As of: Feb 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: MST - Mountainside Time Share

Level of Detail: Detail View

MTD Actual	MTD Budget	MTD \$ Var.	Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
			31,099	Income				
				Association Revenue				
(1,325)	2,175	(3,500)	34700	Late Fees	20,525	13,346	7,179	17,546
157,675	157,675	0	35000	Dues Assessment	1,419,075	1,419,075	0	1,892,100
0	1,060	(1,060)	39150	Lease a Timeshare Income	0	6,630	(6,630)	8,450
1,300	1,100	200	39200	Unit 15 Lease Collections	11,700	9,900	1,800	13,200
1,349	870	479	39310	Points Cleans	11,724	8,315	3,409	11,065
0	100	(100)	39320	Date Change Fee	75	950	(875)	1,200
0	0	0	39360	Owner Resort Fee	30,644	0	30,644	0
3,840	750	3,090	39475	Upgrade Fees	7,980	4,650	3,330	5,850
1,284	195	1,089	39500	Miscellaneous Income	11,920	4,759	7,161	5,199
(21)	(80)	59	39600	Early Payment Discount	(1,651)	(1,980)	329	(2,380)
164,101	163,845	256		Total Association Revenue	1,511,991	1,465,645	46,346	1,952,230
			31,199	Rental Revenue				
26,221	2,800	23,421	39330	Rental Income	93,393	16,800	76,593	21,000
2,280	0	2,280	39335	Rental Resort Fee	8,647	0	8,647	0
0	3,728	(3,728)	39350	RCI Timeshare Rental Income	0	20,299	(20,299)	29,036
28,501	6,528	21,973		Total Rental Revenue	102,040	37,099	64,941	50,036
192,602	170,373	22,229		Total Operating Income	1,614,031	1,502,744	111,287	2,002,266
				Expense				
			50,098	Rental Expense				
491	0	(491)	62200	RMG Agent Booking Commission	909	0	(909)	0
491	0	(491)		Total Rental Expense	909	0	(909)	0
			50,099	COLLECTION EXPENSE				
0	1,080	1,080	70700	Collection Expense Billed to owners	(36,871)	9,686	46,557	29,000
1,500	0	(1,500)	70800	Collection Expense	45,578	28,134	(17,444)	52,856
1,500	1,080	(420)		Total COLLECTION EXPENSE	8,708	37,820	29,112	81,856
			50,199	PAYROLL EXPENSE				
3,954	3,953	(1)	51001	Property Mgr Expense	35,590	35,577	(13)	47,436
1,504	1,747	243	59000	Payroll Taxes	13,253	15,723	2,470	20,964
4,820	6,178	1,358	63200	Owner Services	43,724	55,602	11,878	74,136
5,561	4,606	(955)	71000	Guest Service	47,352	41,454	(5,898)	55,272
15,839	16,484	645		Total PAYROLL EXPENSE	139,919	148,356	8,437	197,808
			50,299	UNIT MAINTENANCE & CARE EXPENSE				
0	0	0	60800	Saturday Staff incentive program	0	5,000	5,000	10,000
659	300	(359)	64100	Inventory Replacement	6,967	12,500	5,533	18,300
0	0	0	64650	Annual Cleaning	18,085	16,931	(1,154)	33,862
4,145	5,775	1,630	67700	Unit Maintenance	45,893	51,725	5,832	74,720
7,081	5,250	(1,831)	69140	Hot Tub Drain & Fills	53,337	40,375	(12,962)	50,875
1,672	1,260	(412)	69160	Spa Maintenance	16,160	10,580	(5,580)	13,520
19,208	21,243	2,035	79500	Housekeeping	184,993	186,775	1,782	234,984
32,764	33,828	1,064		Total UNIT MAINTENANCE & CARE EXPENSE	325,435	323,886	(1,549)	436,261
			50,399	SERVICES & UTILITIES				
0	200	200	60900	Guest Activities Expense	0	1,800	1,800	2,400
76	76	0	61150	Website Expense	5,636	684	(4,952)	912
1,013	0	(1,013)	65000	Athletic Club Membership	8,104	0	(8,104)	0
10,310	13,442	3,132	77100	Electricity	62,374	63,842	1,468	89,556
583	583	0	77800	Point Central lock monitoring	5,247	5,247	0	6,996
11,982	14,301	2,319		Total SERVICES & UTILITIES	81,361	71,573	(9,788)	99,864
			50,499	ADMINISTRATIVE EXPENSE				
0	450	450	60200	Guest Reception	0	4,050	4,050	5,400
68	1,100	1,032	61100	Admin Office Expense	3,713	6,500	2,787	14,400
20	100	80	62900	Credit Card Fees	539	900	361	1,200
0	0	0	63250	Board Meeting Expense	3,958	8,075	4,117	8,225
0	0	0	63800	Repurposing Expenses	1,824	2,400	576	2,400
793	765	(28)	69800	Unit #15 COA Dues+ Electricity	6,087	5,843	(244)	7,818
0	0	0	70000	Professional Fees	1,475	6,500	5,025	6,500
84	167	83	75000	Bank Charges	661	1,715	1,054	2,157
3,933	3,933	0	76000	Management Fees	35,397	35,397	0	47,196
1,664	1,664	0	76100	Accounting Fees	14,976	14,976	0	19,968
923	0	(923)	79550	Property Management Software - RDP	36,584	10,908	(25,676)	10,908
368	368	(0)	83000	MTS Center Assessment	3,315	3,312	(3)	4,416
7,853	8,547	694		Total ADMINISTRATIVE EXPENSE	108,529	100,576	(7,953)	130,588
			50,599	FIXED EXPENSE				
48,007	45,833	(2,174)	45000	Bad Debt	416,378	412,497	(3,881)	549,996
4,937	5,121	184	80000	Property Taxes	44,435	22,089	(22,346)	37,452
1,360	1,544	184	81000	Insurance	12,978	13,056	78	17,688
0	0	0	85000	Income Tax Expense	0	0	0	2,083
27,560	27,560	0	86100	HomeOwners Assessment	248,040	248,040	0	330,720
81,863	80,058	(1,805)		Total FIXED EXPENSE	721,830	695,682	(26,148)	937,939
152,293	154,298	2,006		Total Operating Expense	1,386,691	1,377,893	(8,798)	1,884,316
192,602	170,373	22,229		Total Operating Income	1,614,031	1,502,744	111,287	2,002,266
152,293	154,298	2,006		Total Operating Expense	1,386,691	1,377,893	(8,798)	1,884,316
40,310	16,075	24,235		NOI - Net Operating Income	227,340	124,851	102,489	117,950

				Other Expense				
378	0	(378)	82040	Door Replacement	656	0	(656)	0
0	0	0	82120	Dishware Replacement	14,838	0	(14,838)	0
127	0	(127)	82310	Furniture	6,856	0	(6,856)	0
0	0	0	82330	Refrigerator Replacement	1,185	0	(1,185)	0
0	0	0	82340	Range Replacement	1,027	0	(1,027)	0
0	0	0	82350	Dishwasher Replacement	752	0	(752)	0
1,115	0	(1,115)	82380	Bedding Replacement	1,772	0	(1,772)	0
0	0	0	82390	Microwave Replacement	600	0	(600)	0
0	0	0	82405	TV Replacement	638	0	(638)	0
0	0	0	82560	Flooring Replacement	9,649	0	(9,649)	0
112	0	(112)	82600	DVD Players	1,184	0	(1,184)	0
0	0	0	82760	Window Replacement	20,360	0	(20,360)	0
0	0	0	82770	Mattress Replacement	2,942	0	(2,942)	0
1,568	0	(1,568)	82790	Window Covering Replacement	1,568	0	(1,568)	0
0	0	0	82860	Plumbing Trim Kit Replacement	645	0	(645)	0
0	0	0	83340	Toilet Replacement	184	0	(184)	0
3,300	0	(3,300)		Total Other Expense	64,857	0	(64,857)	0
(3,300)	0	(3,300)		Net Other Income	(64,857)	0	(64,857)	0
192,602	170,373	22,229		Total Income	1,614,031	1,502,744	111,287	2,002,266
155,593	154,298	(1,295)		Total Expense	1,451,548	1,377,893	(73,655)	1,884,316
37,010	16,075	20,935		Net Income	162,483	124,851	37,632	117,950