

Budget Comparison - P&L

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

Period Basis: Calendar

As of: Oct 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: MSF - Mountainside Fractional

Level of Detail: Detail View

MTD Actual	MTD Budget	MTD \$ Var.	Account Numbe	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Notes:
				Income					
			31099	Association Revenue					
0	225	(225)	34700	Late Fees	550	1125	(575)	2700	
10770	10770	0	35000	Dues Assessment	53850	53850	0	129240	
255	300	(45)	39310	Points Cleans	480	745	(265)	1900	
0	0	0	39360	Owner Installment Fee	647	0	647	0	
0	25	(25)	39500	Miscellaneous Income	275	600	(325)	775	Have not yet received Mountain Parks Rebate - expected in December
11025	11320	(295)		Total Association Revenue	55802	56320	(518)	134615	
			31199	Rental Revenue					
1697	200	1497	39330	Rental Income	4688	8600	(3912)	19868	Less than budgeted - We have a 1/4 fraction less to rent than at budget time
145	16	129	39335	Rental Resort Fee	442	688	(246)	1589	
1842	216	1626		Total Rental Revenue	5130	9288	(4158)	21457	
12867	11536	1331		Total Operating Income	60932	65608	(4676)	156072	
				Expense					
			50097	Rental Expense					
27	3	(24)	62200	RMG Agent Booking Commission	76	139	63	321	
0	20	20	62220	Owner Distributed Rental Revenue 50/50	0	100	100	240	
27	23	(4)		Total Rental Expense	76	239	163	561	
			50098	Payroll Expense					
252	247	(5)	51001	Property Mgr Expense	1268	1235	(33)	2964	
149	122	(27)	59000	Payroll Taxes	702	610	(92)	1464	
343	329	(14)	63200	Owner Services	1709	1645	(64)	3948	
643	445	(198)	71000	Guest Service	2875	2225	(650)	5340	An adjustment to this acct. is coming - possibly a formula error
1387	1143	(244)		Total Payroll Expense	6555	5715	(840)	13716	
			50099	UNIT MAINTENANCE & CARE EXPENSE					
0	150	150	64100	Inventory Replacement	32	270	238	600	
0	1560	1560	64650	Annual Cleaning	220	1560	1340	4094	
219	700	481	67700	Unit Maintenance	973	2300	1327	5400	
253	289	37	69140	Hot Tub Drain & Fills	2392	2891	499	5271	
503	175	(328)	69160	Spa Maintenance	1565	875	(690)	2100	
2563	3290	727	79500	Housekeeping	15448	16883	1435	32944	
3537	6164	2627		Total UNIT MAINTENANCE & CARE EXPENSE	20630	24779	4149	50409	
			50199	SERVICES & UTILITIES					
96	96	0	65000	Athletic Club Membership	478	480	2	1152	
692	592	(100)	77100	Electricity	2318	2354	36	9715	
55	55	0	77800	Point Central Lock monitoring	275	275	0	660	
843	743	(100)		Total SERVICES & UTILITIES	3071	3109	38	11527	
			50299	ADMINISTRATIVE EXPENSE					
11	15	4	61100	Admin Office Expense	155	252	97	500	
281	29	(252)	62900	Credit Card Fees	1055	145	(910)	348	Process was unknown at budget time- covered partially by Owner Installment fee
0	25	25	63250	Board Meeting Expense	185	425	240	750	
0	2600	2600	70000	Professional Fees	1500	5200	3700	5200	Financial Reviews 50% deposit pd. for YE 2020 and 2021 with Schmidt
0	0	0	70800	Collection Expense	15	600	585	1200	
44	68	24	75000	Bank Charges	322	340	18	816	
468	468	0	76000	Management Fees	2340	2340	0	5616	
281	281	0	76100	Accounting Fees	1405	1405	0	3372	
83	82	(1)	79550	Property Management Software - RDP	414	410	(4)	984	
36	36	0	83000	MTS Center Assessment	180	180	0	432	
1204	3604	2400		Total ADMINISTRATIVE EXPENSE	7571	11297	3726	19218	
			50399	FIXED EXPENSE					
1975	1975	0	45000	Bad Debt	9875	9875	0	23700	
504	504	0	80000	Property Taxes	2520	2520	0	6552	
247	247	0	81000	Insurance	1235	1235	0	3048	
2750	2750	0	86100	HomeOwners Assessment	13750	13750	0	33000	
5476	5476	0		Total FIXED EXPENSE	27380	27380	0	66300	
(470)	(470)	0	87000	Replacement Reserve Expense	(2350)	(2350)	0	(5640)	
12004	16683	4679		Total Operating Expense	62933	70169	7236	156091	
12867	11536	1331		Total Operating Income	60932	65608	(4676)	156072	
12004	16683	4679		Total Operating Expense	62933	70169	7236	156091	
864	(5147)	6011		NOI - Net Operating Income	(2001)	(4561)	2560	(19)	

MTD Actual	MTD Budget	MTD \$ Var.	Account Numbe	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	
				Other Income					
(470)	0	(470)	36200	Capital Reserve Contribution	(2350)	0	(2350)	0	
(470)	0	(470)		Total Other Income	(2350)	0	(2350)	0	
				Other Expense					
56	0	(56)	82310	Furniture	28833	0	(28833)	0	underway - sofas and end tables
0	0	0	82560	Flooring Replacement	16637	0	(16637)	0	complete
56	0	(56)		Total Other Expense	45470	0	(45470)	0	
(526)	0	(526)		Net Other Income	(47820)	0	(47820)	0	
12397	11536	861		Total Income	58582	65608	(7026)	156072	
12060	16683	4623		Total Expense	108403	70169	(38234)	156091	
338	(5147)	5485		Net Income	(49821)	(4561)	(45260)	(19)	