

# 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: Mar 2023

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
				<b>Income</b>				
			<b>31,099</b>	<b>Association Revenue</b>				
700	(700)	1,400	34700	Late Fees	18,176	12,646	5,530	17,546
161,054	161,054	0	35000	Dues Assessment	1,610,540	1,610,540	0	1,932,648
0	125	(125)	39150	Lease a Timeshare Income	0	1,250	(1,250)	1,500
1,300	1,300	0	39200	Unit 15 Lease Collections	13,000	13,000	0	15,600
555	885	(330)	39310	Points Cleans	13,026	12,609	417	14,474
0	150	(150)	39320	Date Change Fee	175	1,100	(925)	1,200
(72)	0	(72)	39360	Owner Installment Fee	40,926	42,000	(1,074)	56,000
0	600	(600)	39475	Upgrade Fees	19,390	6,375	13,015	6,975
1,075	170	905	39500	Miscellaneous Income	14,470	4,929	9,541	5,199
775	(240)	1,015	39600	Early Payment Discount	(3,189)	(2,220)	(969)	(2,380)
(106,657)	0	(106,657)	39700	Collection Exp. Billed to Owners	0	0	0	0
<b>58,731</b>	<b>163,344</b>	<b>(104,613)</b>		<b>Total Association Revenue</b>	<b>1,726,513</b>	<b>1,702,229</b>	<b>24,284</b>	<b>2,048,762</b>
			<b>31,199</b>	<b>Rental Revenue</b>				
23,788	30,314	(6,526)	39330	Rental Income	102,208	158,059	(55,851)	169,559
960	0	960	39331	Rental Host Fee	5,674	0	5,674	0
5,331	0	5,331	39332	Rental Clean Fee	40,959	0	40,959	0
3,000	0	3,000	39333	Rental - Long Term	12,135	0	12,135	0
1,925	2,424	(499)	39335	Rental Resort Fee	10,293	12,643	(2,350)	13,563
<b>35,004</b>	<b>32,738</b>	<b>2,266</b>		<b>Total Rental Revenue</b>	<b>171,269</b>	<b>170,702</b>	<b>567</b>	<b>183,122</b>
<b>93,734</b>	<b>196,082</b>	<b>(102,348)</b>		<b>Total Operating Income</b>	<b>1,897,783</b>	<b>1,872,931</b>	<b>24,852</b>	<b>2,231,884</b>
				<b>Expense</b>				
			<b>50,098</b>	<b>Rental Expense</b>				
460	491	31	62200	RMG Agent Booking Commission	3,241	2,562	(679)	2,748
960	0	(960)	62204	Host Fees - Rental	5,674	0	(5,674)	0
0	152	152	62210	Direct Book CC Fees	0	791	791	849
0	1,750	1,750	62220	Owner Distributed Rental Revenue 50/50	6,644	5,750	(894)	5,750
<b>1,419</b>	<b>2,393</b>	<b>974</b>		<b>Total Rental Expense</b>	<b>15,559</b>	<b>9,103</b>	<b>(6,456)</b>	<b>9,347</b>
			<b>50,099</b>	<b>COLLECTION EXPENSE</b>				
0	(1,950)	(1,950)	70700	Collection Expense Billed to owners	0	(29,932)	(29,932)	(47,018)
0	2,600	2,600	70800	Collection Expense	106,657	39,094	(67,563)	60,747
<b>0</b>	<b>650</b>	<b>650</b>		<b>Total COLLECTION EXPENSE</b>	<b>106,657</b>	<b>9,162</b>	<b>(97,495)</b>	<b>13,729</b>
			<b>50,199</b>	<b>PAYROLL EXPENSE</b>				
4,192	4,192	0	51001	Property Mgr Expense	41,920	41,920	0	50,304
1,681	1,698	17	59000	Payroll Taxes	15,652	16,980	1,328	20,376
3,485	5,235	1,750	63200	Owner Services	34,850	52,350	17,500	62,820
1,750	0	(1,750)	63201	Deed Back Services	17,500	0	(17,500)	0
6,336	4,720	(1,616)	71000	Guest Service	53,664	47,200	(6,464)	56,640
<b>17,444</b>	<b>15,845</b>	<b>(1,599)</b>		<b>Total PAYROLL EXPENSE</b>	<b>163,586</b>	<b>158,450</b>	<b>(5,136)</b>	<b>190,140</b>
			<b>50,299</b>	<b>UNIT MAINTENANCE &amp; CARE EXPENSE</b>				
1,193	581	(612)	60800	Saturday Staff incentive program	10,736	4,949	(5,787)	5,763
106	300	194	64100	Inventory Replacement	7,204	7,700	496	12,500
0	0	0	64650	Annual Cleaning	15,388	19,247	3,859	38,494
6,434	5,775	(659)	67700	Unit Maintenance	58,917	50,323	(8,594)	65,523
4,536	6,175	1,639	69140	Hot Tub Drain & Fills	53,642	56,842	3,200	61,828
486	1,260	774	69160	Spa Maintenance	11,562	17,010	5,448	18,690
24,772	21,137	(3,635)	79500	Housekeeping	247,321	192,815	(54,506)	221,820
<b>37,527</b>	<b>35,228</b>	<b>(2,299)</b>		<b>Total UNIT MAINTENANCE &amp; CARE EXPENSE</b>	<b>404,770</b>	<b>348,886</b>	<b>(55,884)</b>	<b>424,618</b>

MTD Actual	MTD Budget	MTD \$ Var.	Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
			50,399	<b>SERVICES &amp; UTILITIES</b>				
34	100	66	60900	Guest Activities Expense	269	1,000	731	1,200
0	0	0	61150	Website Expense	325	36	(289)	36
1,013	1,043	30	65000	Athletic Club Membership	10,130	10,430	300	12,516
9,878	10,022	144	77100	Electricity	74,491	78,633	4,142	92,149
583	583	0	77800	Point Central lock monitoring	5,830	5,830	0	6,996
<b>11,508</b>	<b>11,748</b>	<b>240</b>		<b>Total SERVICES &amp; UTILITIES</b>	<b>91,045</b>	<b>95,929</b>	<b>4,884</b>	<b>112,897</b>
			50,499	<b>ADMINISTRATIVE EXPENSE</b>				
766	800	34	61100	Admin Office Expense	4,431	7,300	2,869	14,400
1,087	161	(926)	62900	Credit Card Fees	24,729	1,610	(23,119)	1,932
0	25	25	63250	Board Meeting Expense	7,127	7,050	(77)	7,075
99	0	(99)	63800	Repurposing Expenses	99	0	(99)	0
722	843	121	69800	Unit #15 COA Dues+ Electricity	6,796	7,326	530	8,912
0	0	0	70000	Professional Fees	4,000	22,400	18,400	22,400
0	0	0	70100	Legal Fees	5,303	0	(5,303)	0
0	167	167	75000	Bank Charges	530	913	383	1,188
4,129	4,129	0	76000	Management Fees	41,290	41,290	0	49,548
1,748	1,748	0	76100	Accounting Fees	17,480	17,480	0	20,976
877	868	(9)	79550	Property Management Software - RDP	8,768	8,680	(88)	10,416
368	368	0	83000	MTS Center Assessment	3,680	3,680	0	4,416
<b>9,796</b>	<b>9,109</b>	<b>(687)</b>		<b>Total ADMINISTRATIVE EXPENSE</b>	<b>124,233</b>	<b>117,729</b>	<b>(6,504)</b>	<b>141,263</b>
			50,599	<b>FIXED EXPENSE</b>				
55,710	51,392	(4,318)	45000	Bad Debt	507,792	492,917	(14,875)	595,701
(106,657)	0	106,657	45001	Bad Debt - Collections	0	0	0	0
4,937	6,171	1,234	80000	Property Taxes	49,370	53,072	3,702	65,414
1,767	1,496	(271)	81000	Insurance	15,228	14,144	(1,084)	17,136
0	0	0	85000	Income Tax Expense	0	0	0	2,083
29,150	29,150	0	86100	HomeOwners Assessment	291,500	291,500	0	349,800
<b>(15,093)</b>	<b>88,209</b>	<b>103,302</b>		<b>Total FIXED EXPENSE</b>	<b>863,890</b>	<b>851,633</b>	<b>(12,257)</b>	<b>1,030,134</b>
25,814	25,814	0	87000	Replacement Reserve Expense	258,140	258,140	0	309,768
<b>88,416</b>	<b>188,996</b>	<b>100,580</b>		<b>Total Operating Expense</b>	<b>2,027,880</b>	<b>1,849,032</b>	<b>(178,848)</b>	<b>2,231,896</b>
93,734	196,082	(102,348)		Total Operating Income	1,897,783	1,872,931	24,852	2,231,884
88,416	188,996	100,580		Total Operating Expense	2,027,880	1,849,032	(178,848)	2,231,896
<b>5,319</b>	<b>7,086</b>	<b>(1,768)</b>		<b>NOI - Net Operating Income</b>	<b>(130,097)</b>	<b>23,899</b>	<b>(153,996)</b>	<b>(12)</b>
MTD Actual	MTD Budget	MTD \$ Var.	Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
				<b>Other Income</b>				
0	0	0	34950	Interest Income - Reserve	24	0	24	0
0	0	0	34960	Interest Income - Investments	1,532	0	1,532	0
25,814	0	25,814	36200	Capital Reserve Contribution	258,140	0	258,140	0
<b>25,814</b>	<b>0</b>	<b>25,814</b>		<b>Total Other Income</b>	<b>259,696</b>	<b>0</b>	<b>259,696</b>	<b>0</b>
				<b>Other Expense</b>				
0	0	0	82065	Unit Repurposing	30,000	0	(30,000)	0
0	0	0	82120	Dishware Replacement	12,817	0	(12,817)	0
0	0	0	82145	Ceiling Fan Replacement	303	0	(303)	0
0	0	0	82310	End Table Replacement	51,633	0	(51,633)	0
958	0	(958)	82330	Refrigerator Replacement	3,273	0	(3,273)	0
796	0	(796)	82340	Range Replacement	3,765	0	(3,765)	0
816	0	(816)	82350	Dishwasher Replacement	5,038	0	(5,038)	0
476	0	(476)	82390	Microwave Replacement	1,819	0	(1,819)	0
303	0	(303)	82405	TV Replacement	1,245	0	(1,245)	0
0	0	0	82560	Flooring Replacement	91,937	0	(91,937)	0
0	0	0	82580	Hot Tub Replacement	161,880	0	(161,880)	0
0	0	0	82600	DVD Players	85	0	(85)	0
0	0	0	82760	Window Replacement	16,235	0	(16,235)	0
0	0	0	83340	Toilet Replacement	518	0	(518)	0
<b>3,349</b>	<b>0</b>	<b>(3,349)</b>		<b>Total Other Expense</b>	<b>380,548</b>	<b>0</b>	<b>(380,548)</b>	<b>0</b>
<b>22,465</b>	<b>0</b>	<b>22,465</b>		<b>Net Other Income</b>	<b>(120,852)</b>	<b>0</b>	<b>(120,852)</b>	<b>0</b>
119,548	196,082	(76,534)		Total Income	2,157,479	1,872,931	284,548	2,231,884
91,765	188,996	97,231		Total Expense	2,408,428	1,849,032	(559,396)	2,231,896
<b>27,783</b>	<b>7,086</b>	<b>20,697</b>		<b>Net Income</b>	<b>(250,950)</b>	<b>23,899</b>	<b>(274,849)</b>	<b>(12)</b>