

Budget Comparison - P&L

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

Period Basis: Calendar

As of: May 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: MSF - Mountinside Fractional

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				
200	225	(25)	34700	Late Fees	1,950	2,700	(750)	2,700
10,770	10,770	0	35000	Dues Assessment	129,240	129,240	0	129,240
0	65	(65)	39310	Points Cleans	945	1,900	(955)	1,900
1,221	0	1,221	39360	Owner Installment Fee	3,638	0	3,638	0
0	25	(25)	39500	Miscellaneous Income	1,441	775	666	775
12,191	11,085	1,106		Total Association Revenue	137,214	134,615	2,599	134,615
			31,199	Rental Revenue				
0	0	0	39330	Rental Income	12,910	19,868	(6,958)	19,868
0	0	0	39332	Rental Clean Fees	5,217	0	5,217	0
0	0	0	39335	Rental Resort Fee	1,156	1,589	(433)	1,589
0	0	0		Total Rental Revenue	19,283	21,457	(2,174)	21,457
12,191	11,085	1,106		Total Operating Income	156,497	156,072	425	156,072
			50,097	Expense				
				Rental Expense				
0	0	0	62200	RMG Agent Booking Commission	305	321	16	321
519	20	(499)	62220	Owner Distributed Rental Revenue 50/50	756	240	(516)	240
519	20	(499)		Total Rental Expense	1,061	561	(500)	561
			50,098	Payroll Expense				
247	247	0	51001	Property Mgr Expense	2,964	2,964	0	2,964
141	122	(19)	59000	Payroll Taxes	1,692	1,464	(228)	1,464
329	329	0	63200	Owner Services	3,948	3,948	0	3,948
598	445	(153)	71000	Guest Service	6,225	5,340	(885)	5,340
1,315	1,143	(172)		Total Payroll Expense	14,829	13,716	(1,113)	13,716
			50,099	UNIT MAINTENANCE & CARE EXPENSE				
0	150	150	64100	Inventory Replacement	32	600	568	600
879	1,560	681	64650	Annual Cleaning	3,481	4,094	613	4,094
294	700	406	67700	Unit Maintenance	3,999	5,400	1,401	5,400
371	175	(196)	69140	Hot Tub Drain & Fills	5,036	5,271	235	5,271
28	175	148	69160	Spa Maintenance	1,730	2,100	370	2,100
669	1,196	527	79500	Housekeeping	33,458	32,944	(514)	32,944
2,241	3,956	1,715		Total UNIT MAINTENANCE & CARE EXPENSE	47,736	50,409	2,673	50,409
			50,199	SERVICES & UTILITIES				
96	96	0	65000	Athletic Club Membership	1,148	1,152	4	1,152
525	825	300	77100	Electricity	8,907	9,715	808	9,715
55	55	0	77800	Point Central Lock monitoring	660	660	0	660
676	976	300		Total SERVICES & UTILITIES	10,715	11,527	812	11,527
			50,299	ADMINISTRATIVE EXPENSE				
42	40	(2)	61100	Admin Office Expense	484	500	16	500
503	29	(474)	62900	Credit Card Fees	5,530	348	(5,182)	348
0	0	0	63250	Board Meeting Expense	425	750	325	750
776	0	(776)	70000	Professional Fees	2,276	5,200	2,924	5,200
0	0	0	70100	Legal Fees	1,025	0	(1,025)	0
0	0	0	70800	Collection Expense	166	1,200	1,034	1,200
44	68	24	75000	Bank Charges	530	816	286	816
468	468	0	76000	Management Fees	5,616	5,616	0	5,616
281	281	0	76100	Accounting Fees	3,372	3,372	0	3,372
83	82	(1)	79550	Property Management Software - RDP	993	984	(9)	984
36	36	0	83000	MTS Center Assessment	432	432	0	432
2,232	1,004	(1,228)		Total ADMINISTRATIVE EXPENSE	20,848	19,218	(1,630)	19,218
			50,399	FIXED EXPENSE				
2,243	1,975	(268)	45000	Bad Debt	25,308	23,700	(1,608)	23,700
504	630	126	80000	Property Taxes	6,048	6,552	504	6,552
167	261	94	81000	Insurance	2,484	3,048	564	3,048
2,750	2,750	0	86100	HomeOwners Assessment	33,000	33,000	0	33,000
5,664	5,616	(48)		Total FIXED EXPENSE	66,840	66,300	(540)	66,300
(470)	(470)	0	87000	Replacement Reserve Expense	(5,640)	(5,640)	0	(5,640)
12,177	12,245	68		Total Operating Expense	156,390	156,091	(299)	156,091
12,191	11,085	1,106		Total Operating Income	156,497	156,072	425	156,072
12,177	12,245	68		Total Operating Expense	156,390	156,091	(299)	156,091
15	(1,160)	1,175		NOI - Net Operating Income	107	(19)	126	(19)
				Other Income				
(470)	0	(470)	36200	Capital Reserve Contribution	(5,640)	0	(5,640)	0
0	0	0	38200	Unit Sales Income	56,955	0	56,955	0
(470)	0	(470)		Total Other Income	51,315	0	51,315	0
				Other Expense				
0	0	0	82150	Painting	3,000	0	(3,000)	0
0	0	0	82310	Furniture Replacement	20,432	0	(20,432)	0
0	0	0	82390	Appliance Replacement	1,521	0	(1,521)	0
0	0	0	82560	Flooring Replacement	16,637	0	(16,637)	0
0	0	0	82811	Balcony Furniture Replacement	1,536	0	(1,536)	0
0	0	0		Total Other Expense	43,126	0	(43,126)	0
(470)	0	(470)		Net Other Income	8,189	0	8,189	0
11,721	11,085	636		Total Income	207,812	156,072	51,740	156,072
12,177	12,245	68		Total Expense	199,516	156,091	(43,425)	156,091
(455)	(1,160)	705		Net Income	8,296	(19)	8,315	(19)