

Snowmass Homeowners Association, Inc.

Budget Analysis

November 2021 through October 2022

		FYE 2021 Proforma Actual	FYE 2021 Approved Budget	FYE 2022 Proposed Budget	2021 Proforma vs. 2022 Proposed Budget	
		Nov-Oct	Nov-Oct	Nov-Oct	\$ Variance	% Variance
Beginning Operating Funds		43,239	43,239	43,239		
ASSESSMENT REVENUE						
4110	Assessment Income	88,462	91,245	91,350	2,888	3%
4182	Architectural Fees Revenue	11,050	5,000	6,000	(5,050)	-46%
Total ASSESSMENT REVENUE		99,512	96,245	97,350	(2,162)	-2%
ASSESSMENT REVENUE						
4700	Miscellaneous Income	-	-	-	-	0%
4710	Interest Income	82	100	60	(22)	-27%
	Transfer from Reserves	1,284	52,045	24,824		
Total ASSESSMENT REVENUE		1,366	52,145	24,884	23,518	1722%
Total Operating Income		100,878	148,390	122,234	21,356	21%
Expense						
OFFICE & ADMINISTRATION EXPENSES						
6005	Bank Fees	2	-	-	(2)	-100%
6010	Office Supply & Admin	1,899	2,050	2,000	101	5%
6015	HOA Meeting Expense	1,600	1,000	1,600	-	0%
6021	Filing Fees	324	200	240	(84)	-26%
6025	Technology & Website	4,302	1,000	2,568	(1,734)	-40%
6040	Office Rent	11,289	11,000	1,881	(9,407)	-83%
Total OFFICE & ADMINISTRATION EXPENSES		19,416	15,250	8,289	(11,127)	-57%
PROFESSIONAL FEES						
6051	Legal	2,513	10,000	5,000	2,487	99%
6056	Tax Preparation	300	300	500	200	67%
6070	Design Committee	7,965	14,000	14,000	6,035	76%
6071	Design Committee - TRG	-	-	15,600	15,600	100%
6080	Other Professional Fees	46,440	46,440	3,870	(42,570)	-92%
Total PROFESSIONAL FEES		57,218	70,740	38,970	(18,248)	-32%
MANAGEMENT SERVICES						
6110	Management Services - TRG	-	-	31,980	31,980	100%
6111	Accounting Services - TRG	-	-	8,250	8,250	100%
Total MANAGEMENT SERVICES		-	-	40,230	40,230	100%
INSURANCE						
6152	Insurance Expense	8,195	8,200	8,605	410	5%
Total INSURANCE		8,195	8,200	8,605	410	5%
LANDSCAPE & IRRIGATION						
6413	Weed Control	8,410	10,000	10,000	1,590	19%
6448	Wildfire Mitigation Expense	2,567	30,000	10,000	7,433	290%
Total LANDSCAPE & IRRIGATION		10,977	40,000	20,000	9,023	82%
UTILITIES						
6880	Telephone	1,143	1,000	1,140	(3)	0%
Total UTILITIES		1,143	1,000	1,140	(3)	0%
OTHER						
6915	Miscellaneous Expense	1,205	100	-	(1,205)	-100%
6920	Contingency	-	-	5,000	5,000	100%
	5400 · Prior Year Assessment Adjustment	2,130	600	-	(2,130)	-100%
	5652 · Credit Card Fees	192	-	-	(192)	-100%
	5750 · Computer	403	500	-	(403)	-100%
	5767 · Executive Assistant	-	12,000	-	-	0%
Total OTHER		3,930	13,200	5,000	1,070	27%
Total Operating Expense		100,878	148,390	122,234	21,356	21%
NOI - Net Operating Income		(0)	-	(0)	(0)	17%

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Available Operating Funds	43,239	43,239	43,239
Due from Operations/To Reserves	-	-	-
Ending Operating Funds	<u>43,239</u>	<u>43,239</u>	<u>43,239</u>

Beginning Reserve Funds	60,653	60,653	59,369
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Other Income & Expense

Other Expense

CAPITAL EXPENSES

8001	CP - Legal (Governing Doc Update)	-	-	20,000	20,000	100%
	Total CAPITAL EXPENSES	<u>-</u>	<u>-</u>	<u>20,000</u>	<u>20,000</u>	<u>100%</u>
	Total Other Expense	<u>-</u>	<u>-</u>	<u>20,000</u>	<u>20,000</u>	<u>100%</u>
	Net Other Income	<u>-</u>	<u>-</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>100%</u>
	Net Income	<u>(0)</u>	<u>-</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>11111128%</u>

Available Reserve Funds	60,653	60,653	39,369
Due from Operations/To Reserves	<u>(1,284)</u>	<u>(52,045)</u>	<u>(24,824)</u>
Ending Reserve Funds	<u>59,369</u>	<u>8,608</u>	<u>14,545</u>

Total Operating & Reserve Funds	102,608	51,847	57,784
Total Architectural Funds	107,944	107,944	107,944
TOTAL FUNDS	<u>210,553</u>	<u>159,791</u>	<u>165,728</u>