

Snowater Association
Income Statement Budget vs. Actual
 January through December 2016

100A Rocky Draw			
	Annual Budget	Actual 2016	Variance
Operating Income Statement			
Operating Income/Expense			
Income			
600 • Operating Assessments			
611 • Building Operating	6,646	6,614	(32)
Total 600 • Operating Assessments	6,646	6,614	(32)
650 • Other Operating			
661 • Other Income	0	28	28
Total 650 • Other Operating	0	28	28
Total Income	6,646	6,642	(4)
Gross Profit	6,646	6,642	(4)
Expense			
800 • Operating Expenses			
810 • Staff Expenses			
812 • Payroll Expenses - Maintenance			
812(a) • Salaries & Wages	1,338	820	(518)
812(b) • Payroll Taxes	189	127	(62)
812(c) • Benefits	187	85	(102)
Total 812 • Payroll Expenses - Maintenance	1,714	1,032	(682)
814 • Staff Training	0	0	0
Total 810 • Staff Expenses	1,714	1,032	(682)
820 • Repairs and Maintenance			
821 • R&M Condos	0	765	765
822 • Maintenance Inventory Replace	0	0	0
823 • Maintenance Supplies	0	167	167
826 • Ext. Window Washing	345	368	23
827 • Roof Cleaning	0	0	0
828 • Dryer Vents	0	0	0
829 • R&M Common Areas	0	0	0
Total 820 • Repairs and Maintenance	345	1,301	956
830 • Utilities			
832 • Electricity			
832(c) • Common Electric	0	145	145
Total 832 • Electricity	0	145	145
834 • Garbage	472	448	(24)
838 • Water	2,244	1,683	(561)
839 • Sewer	319	37	(282)
Total 830 • Utilities	3,034	2,312	(722)
840 • Insurance Expense	1,238	1,238	(0)
843 • Office / Admin Expenses			
845 • Office Supplies	0	85	85

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849 • Dues and Subscriptions	0	0	0
Total 843 • Office / Admin Expenses	0	85	85
850 • Professional Fees			
851 • Accounting	250	273	23
852 • Legal	64	83	19
854 • Property Management	0	0	0
Total 850 • Professional Fees	314	355	41
Total 800 • Operating Expenses	6,646	6,323	(323)
Total Expense	6,646	6,323	(323)
Net Operating Profit (Loss)	0	319	319

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Capital Income Statement			
Capital Income/Expense			
Capital Income			
625 · Capital Assessments			
635 · Building Capital	16,413	16,241	(172)
Total 625 · Capital Assessments	16,413	16,241	(172)
662 · Interest Income	0	76	76
Total Capital Income	16,413	16,317	(95)
Capital Expense			
950 · Capital Expenses			
955 · Major Repairs and Replacements	0	1,782	1,782
975 · Capital Cost of Labor	0	472	472
Total 950 · Capital Expenses	0	2,255	2,255
Total Capital Expense	0	2,255	2,255
Net Capital Income	16,413	14,063	(2,350)
Account Balances			
Beginning (2016) Operating Balance			
Accumulated Balance Forward		(3,043)	
Current Year Operating Net Income		319	
Ending (2016) Operating Balance		(2,724)	
Beginning (2016) Capital Balance			
Accumulated Balance Forward		20,806	
Current Year Capital Net Income		14,063	
Ending (2016) Capital Balance		34,869	
Beginning (2016) Combined Balance			
Accumulated Balance Forward		17,763	
Current Year Operating + Capital Net Income		14,382	
Ending (2016) Combined Balance		32,145	