

Management 2021 - 2022 Budget Detail

Actual thru Apr
then Budget

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2021-2022 Totals	2020-2021 Totals	2019-2020 Totals
2019-2020 Room Rev. Actual	\$75,697	\$32,040	\$545,771	\$827,639	\$930,537	\$381,790	(\$21,226)	\$9,255	\$63,056	\$183,893	\$181,633	\$127,639			\$3,337,725
2020-2021 Room Rev Actual Thru July - Then Budget	\$74,742	\$30,857	\$357,948	\$422,891	\$549,111	\$731,888	\$328,207	\$25,266	\$84,362	\$223,891	\$189,674	\$125,858		\$3,144,695	
2021-2022 Proposed Budget	\$74,261	\$29,852	\$570,949	\$813,256	\$835,002	\$825,025	\$190,320	\$26,200	\$87,256	\$253,361	\$210,140	\$122,565	\$4,038,187		
Season Totals							\$3,338,665					\$699,522			

Management Income

4401 - Room Revenue (20% of Total Room Revenue)	\$14,852	\$5,970	\$114,190	\$162,651	\$167,000	\$165,005	\$38,064	\$5,240	\$17,451	\$50,672	\$42,028	\$24,513	\$807,637	\$685,727	\$716,815
4402 - SEI Income(Ski & Boot Concierge Service)	\$7,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000	\$14,400	\$20,800
4403 - Interest Income	\$430	\$430	\$430	\$430	\$1,700	\$430	\$430	\$450	\$475	\$475	\$1,700	\$475	\$7,855	\$7,869	\$10,901
4404 - Travel Insurance Commissions	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$88	\$1,012	\$3,619	\$535
4405 - Cancellation Fee Income - 10%	\$500	\$1,000	\$1,500	\$2,000	\$2,000	\$2,000	\$800	\$600	\$700	\$900	\$800	\$500	\$13,300	\$28,959	\$7,915
4409 - Other Income	\$1,500	\$1,500	\$1,500	\$1,500	\$2,000	\$2,000	\$2,500	\$2,500	\$1,250	\$1,250	\$1,250	\$200,000	\$218,750	\$132,311	\$183,357
4410 - Telephone Income	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$34,200	\$34,408	\$34,655
4411 - Finance Charges (Owner late payments)	\$450	\$500	\$650	\$450	\$350	\$350	\$350	\$200	\$200	\$150	\$150	\$150	\$3,950	\$2,811	\$2,618
5501 - Housekeeping Income 16% Total Room Revenue	\$11,882	\$4,776	\$91,352	\$130,121	\$133,600	\$132,004	\$30,451	\$4,192	\$13,961	\$40,538	\$33,622	\$19,610	\$646,110	\$510,195	\$533,493
5502 - Housekeeping Income - Owner/Owner Guest	\$1,100	\$1,100	\$2,000	\$2,000	\$2,000	\$2,000	\$1,800	\$500	\$1,400	\$2,800	\$3,500	\$800	\$21,000	\$18,094	\$27,870
5509 - Housekeeping Other Income	\$125	\$22,000	\$150	\$150	\$150	\$150	\$75	\$75	\$75	\$100	\$100	\$50	\$23,200	\$28,240	\$24,554
6602 - Maintenance Work Order Income	\$2,500	\$2,500	\$3,200	\$1,500	\$2,000	\$750	\$2,200	\$2,200	\$800	\$2,500	\$2,500	\$850	\$23,500	\$33,006	\$37,507
6608 - Pool Maintenance Income	\$208	\$2,550	\$2,550	\$2,550	\$2,550	\$1,700	\$1,190	\$850	\$1,202	\$846	\$762	\$170	\$17,128	\$17,128	\$17,129
6610 - Snow Removal Income	\$0	\$500	\$800	\$800	\$800	\$800	\$500	\$0	\$0	\$0	\$0	\$0	\$4,200	\$4,200	\$3,568
Total Income:	\$43,481	\$50,761	\$226,256	\$307,086	\$317,085	\$310,123	\$81,294	\$19,741	\$40,448	\$103,165	\$89,346	\$250,056	\$1,838,842	\$1,520,967	\$1,621,717

Front Office Payroll Expenses

4422 - Front Office Payroll	\$65,963	\$64,548	\$72,075	\$72,075	\$72,075	\$72,050	\$72,050	\$56,460	\$58,358	\$58,358	\$58,358	\$74,621	\$796,991	\$695,766	\$710,945
4423 - Front Office Payroll Taxes	\$6,596	\$6,455	\$7,208	\$7,208	\$7,208	\$7,205	\$7,205	\$5,646	\$5,836	\$5,836	\$5,836	\$7,462	\$79,699	\$64,173	\$59,163
4424 - Front Office Workman's Comp	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$9,360	\$4,487	\$8,736
4425 - Front Office Employee Relations(Pizza Etc..)	\$300	\$200	\$1,100	\$100	\$200	\$250	\$900	\$53	\$0	\$0	\$30	\$300	\$3,433	\$1,587	\$3,343
4426 - Front Office Ski & Bus Passes	\$0	\$3,000	\$3,000	\$3,000	\$3,000	\$0	\$2,250	\$0	\$0	\$0	\$0	\$0	\$14,250	\$11,699	\$14,460
4427 - Front Office Health Insurance	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$6,070	\$72,840	\$37,594	\$51,596
4428 - Personnel Service Credit(Association Expense)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$29,027)	(\$348,324)	(\$340,716)	(\$320,376)
4429 - Front Office 401K - Company Match	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$1,282	\$15,384	\$8,401	\$9,994
Total Front Office Payroll Expenses:	51,964	53,308	62,488	61,488	61,588	58,610	61,510	41,264	43,299	43,299	43,329	61,488	643,633	482,991	537,861

Front Office Operating Expenses

4432 - Front Office Electric Expense	\$465	\$443	\$630	\$810	\$848	\$900	\$968	\$585	\$574	\$469	\$446	\$436	\$7,572	\$8,695	\$12,755
4433 - Front Office Natural Gas Expense	\$825	\$938	\$1,650	\$1,793	\$1,950	\$1,778	\$1,080	\$240	\$240	\$454	\$473	\$450	\$11,869	\$15,068	\$19,442
4434 - Front Office Phone Expense	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200	\$8,419	\$8,814
4435 - Bank Fees/Finance Charges	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100	\$1,807	\$1,715
4436 - Cable TV - Fitness Room	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620	\$1,387	\$1,346
4442 - Equipment Lease & Repair	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$1,386	\$16,632	\$15,194	\$10,256
4443 - Office & Printing Supplies	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$2,253	\$2,817
4445 - Postage Expense	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720	\$838	\$393
4450 - Taxes & Licenses	\$0	\$0	\$900	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985	\$95	\$146
4452 - Consulting - Accounting	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$10,750	\$13,015
4453 - Consulting - Legal	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$2,000	\$1,950	\$7,887
4454 - Computer Supplies & Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000	\$18,421	\$17,421
4459 - Meeting Expense(Board & Owners Meetings)	\$0	\$0	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$2,500	\$7,500	\$4,135	\$5,118
4460 - Guest Relations	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500	\$1,701	\$1,353
4461 - Front Desk Uniforms	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$2,000	\$2,268	\$997
4462 - Credit Card Processing Fee	\$1,857	\$746	\$14,274	\$20,331	\$20,875	\$20,626	\$4,758	\$655	\$2,181	\$6,334	\$5,254	\$3,064	\$100,955	\$66,880	\$79,558
4463 - Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4464 - Cash - Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$115)
4468 - Front Office Misc. Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4474 - Fuel - Vehicles	\$200	\$200	\$800	\$1,500	\$1,500	\$1,500	\$300	\$300	\$800	\$1,000	\$1,000	\$800	\$9,900	\$8,263	\$7,111
4475 - Insurance - Vehicles	\$4,215	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$0	\$0	\$13,008	\$9,657	\$4,227
4476 - Auto Maintenance/Repair	\$200	\$2,000	\$200	\$200	\$2,000	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$6,000	\$10,386	\$7,153
4480 - Pool Maintenance	\$62	\$765	\$765	\$765	\$765	\$510	\$357	\$255	\$361	\$254	\$229	\$51	\$5,138	\$6,852	\$8,564
4486 - Guest Services(Coffee, Tea, etc.)	\$600	\$600	\$1,100	\$1,200	\$1,200	\$1,200	\$250	\$250	\$750	\$600	\$350	\$350	\$8,450	\$5,854	\$10,907

4488 - Trash Removal	\$1,800	\$0	\$0	\$2,250	\$0	\$0	\$3,420	\$0	\$0	\$2,700	\$0	\$0	\$10,170	\$9,697	\$9,944
4490 - Unit Evaluations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000	\$4,000	\$0
4492 - Consulting & Training	\$0	\$500	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$900	\$0	\$0
4493 - Depreciation Expense - Vehicles	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	\$26,376	\$7,740	\$15,033
Total Front Office Operating Expenses:	\$16,903	\$15,347	\$45,475	\$36,590	\$37,794	\$34,369	\$21,889	\$10,641	\$12,762	\$19,666	\$15,630	\$18,530	\$285,595	\$222,310	\$245,857

Sales & Marketing Expenses

4477 - Travel Expense	\$3,000	\$4,000	\$3,000	\$0	\$0	\$2,000	\$6,200	\$0	\$9,000	\$0	\$3,000	\$10,000	\$40,200	\$13,096	\$8,042
4479 - Memberships	\$0	\$0	\$0	\$0	\$3,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,209	\$2,888	\$268
4481 - Advertising & Marketing	\$7,715	\$9,570	\$6,070	\$5,265	\$3,520	\$3,220	\$3,720	\$4,520	\$15,320	\$2,920	\$2,920	\$3,220	\$67,980	\$73,630	\$77,266
4484 - Amenities	\$0	\$1,400	\$600	\$2,000	\$3,400	\$2,600	\$0	\$850	\$300	\$500	\$500	\$0	\$12,150	\$2,174	\$5,167
4485 - Special Programs	\$0	\$0	\$500	\$200	\$200	\$700	\$0	\$0	\$300	\$500	\$0	\$0	\$2,400	\$300	\$121
Total Sales & Marketing:	\$10,715	\$14,970	\$10,170	\$7,465	\$10,329	\$8,520	\$9,920	\$5,370	\$24,920	\$3,920	\$6,420	\$13,220	\$125,939	\$92,088	\$90,864

Housekeeping Payroll Expenses

5522 - Housekeeping Payroll	\$30,898	\$50,210	\$52,981	\$52,981	\$52,981	\$52,981	\$46,857	\$28,127	\$45,347	\$52,981	\$52,981	\$57,081	\$576,406	\$421,950	\$456,625
5523 - Housekeeping Payroll Taxes	\$3,090	\$5,021	\$5,298	\$5,298	\$5,298	\$5,298	\$4,686	\$2,813	\$4,535	\$5,298	\$5,298	\$5,708	\$57,641	\$40,881	\$35,626
5524 - Housekeeping Workman's Comp	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$6,300	\$3,002	\$5,880
5525 - Personnel Service Credit(Association Expense)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$7,958)	(\$95,496)	(\$91,332)	(\$86,160)
5527 - Housekeeping Health Insurance	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$1,947	\$23,364	\$7,788	\$11,416
5528 - Housekeeping Ski & Bus Pass	\$0	\$0	\$5,500	\$0	\$0	\$0	\$5,500	\$0	\$0	\$0	\$0	\$0	\$11,000	\$7,957	\$10,137
5529 - Housekeeping Employee Relations(Pizza, Etc.)	\$50	\$200	\$1,168	\$100	\$200	\$250	\$500	\$30	\$30	\$30	\$30	\$300	\$2,888	\$684	\$1,700
5530 - Housekeeping 401K - Company Match	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$2,928	\$1,234	\$781
Total Housekeeping Payroll Expenses:	\$28,796	\$50,189	\$59,705	\$53,137	\$53,237	\$53,287	\$52,301	\$25,728	\$44,670	\$53,067	\$53,067	\$57,847	\$585,031	\$392,164	\$436,005

Housekeeping Operating Expenses

5542 - Linen Replacement	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400	\$20,400	\$20,400
5543 - Housekeeping Supplies	\$7,188	\$3,125	\$3,125	\$6,063	\$3,750	\$4,375	\$1,750	\$1,750	\$1,750	\$1,250	\$1,250	\$5,438	\$40,814	\$33,615	\$44,150
5544 - Laundry Supplies	\$375	\$625	\$1,241	\$1,500	\$1,250	\$1,250	\$813	\$250	\$250	\$250	\$563	\$563	\$8,930	\$7,097	\$8,277
5561 - Housekeeping Uniforms	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$1,600	\$1,238	\$1,009
5572 - Housekeeping Electric Expense	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$1,800	\$1,800
5573 - Housekeeping Phone Usage	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900	\$900	\$900
5574 - Housekeeping Equipment Lease & Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$250	\$250	\$250	\$2,550	\$1,450	\$1,274
Total Housekeeping Operating Expenses:	\$9,688	\$6,875	\$6,491	\$9,688	\$7,125	\$7,750	\$4,688	\$4,725	\$4,125	\$3,675	\$3,988	\$8,176	\$76,994	\$66,500	\$77,810

Maintenance Payroll Expenses

6622 - Maintenance Salaries & Wages	\$13,448	\$17,086	\$17,086	\$17,086	\$17,086	\$17,086	\$18,586	\$13,448	\$13,448	\$13,448	\$13,448	\$18,448	\$189,704	\$182,662	\$140,130
6623 - Maintenance Payroll Taxes	\$1,345	\$1,709	\$1,709	\$1,709	\$1,709	\$1,709	\$1,859	\$1,345	\$1,345	\$1,345	\$1,345	\$1,845	\$18,970	\$16,296	\$10,961
6624 - Maintenance Workers Comp	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$2,340	\$2,776	\$2,184
6625 - Maintenance Employee Relations	\$0	\$55	\$200	\$10	\$10	\$10	\$280	\$0	\$10	\$10	\$10	\$100	\$695	\$354	\$702
6626 - Maintenance Ski & Bus Pass	\$0	\$0	\$475	\$475	\$0	\$0	\$2,850	\$0	\$0	\$0	\$0	\$0	\$3,800	\$3,621	\$2,850
6627 - Maintenance Health Insurance	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$12,600	\$11,002	\$21,586
6628 - Maintenance Personnel Service Credit	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$9,540)	(\$114,480)	(\$114,480)	(\$108,000)
6630 - Maintenance 401K	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$2,151	\$2,093
Total Maintenance Payroll Expense:	\$6,748	\$10,805	\$11,425	\$11,235	\$10,760	\$10,760	\$15,530	\$6,748	\$6,758	\$6,758	\$6,758	\$12,348	\$116,629	\$104,382	\$72,506

Maintenance Operating Expenses

6647 - Truck & Snowblower Operation	\$0	\$100	\$100	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$400	\$200	\$0
6661 - Maintenance Uniforms	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$600	\$600	\$703
6663- Maintenance Telephone	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900	\$900	\$900
6671 - Radio Replacement	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$508
6680 - Pool Supplies	\$38	\$150	\$413	\$413	\$413	\$413	\$131	\$90	\$225	\$150	\$150	\$38	\$2,621	\$2,816	\$3,081
Total Maintenance Operating Expenses:	\$113	\$1,125	\$588	\$488	\$488	\$488	\$206	\$565	\$300	\$225	\$225	\$213	\$5,021	\$4,516	\$5,192

Total Management Expenses: \$124,926 \$152,619 \$196,340 \$180,090 \$181,319 \$173,783 \$166,043 \$95,041 \$136,833 \$130,610 \$129,417 \$171,821 \$1,838,842 \$1,364,951 \$1,466,095

Management Profit(Loss) - Net (\$81,445) (\$101,858) \$29,915 \$126,997 \$135,765 \$136,340 (\$84,749) (\$75,300) (\$96,385) (\$27,445) (\$40,070) \$78,235 (\$0) \$156,016 \$155,622