

Budget Analysis

Snowmass Homeowners Association

		2025 Proforma Actual	2025 Approved Budget	2026 Approved Budget	2025 Proforma vs. 2026 DRAFT Budget	
		Jan-Dec	Jan-Dec	Jan-Dec	\$ Variance	% Variance
ASSESSMENT REVENUE						
4110	Operating Assessment Revenue	174,000	174,000	174,000	-	0%
Total ASSESSMENT REVENUE		174,000	174,000	174,000	-	0%
DRC FEES REVENUE						
4183	Design Review One Time Fees	32,300	33,700	33,700	1,400	4%
4184	Design Review Large Project Review Fees	17,150	30,000	30,000	12,850	75%
Total DRC FEES REVENUE		49,450	63,700	63,700	14,250	29%
FEES						
4510	Late Fee & Finance Charge	3,273	-	-	(3,273)	-100%
4521	Transfer Fee Revenue	6,615	4,900	4,900	(1,715)	-26%
Total FEES		9,888	4,900	4,900	(4,988)	-50%
OTHER REVENUE						
4710	Operating Interest Revenue	75	120	120	45	60%
Total OTHER REVENUE		75	120	120	45	60%
Total Operating Income		233,413	242,720	242,720	9,307	4%
Expense						
OFFICE & ADMINISTRATION EXPENSES						
6005	Bank Fees	-	-	-	-	0%
6010	Office Supply & Admin	1,292	2,000	1,500	208	16%
6015	HOA Meeting Expense	4,134	3,000	4,500	366	9%
6021	Filing Fees	-	20	20	20	100%
6025	Technology & Website	10,138	10,276	10,276	138	1%
6040	Office Rent	-	-	-	-	0%
Total OFFICE & ADMINISTRATION EXPENSES		15,564	15,296	16,296	732	5%
PROFESSIONAL FEES						
6051	Legal	13,158	15,000	15,000	1,843	14%
6056	Tax Preparation	700	500	750	50	7%
Total PROFESSIONAL FEES		13,858	15,500	15,750	1,893	14%
DRC FEES AND LABOR EXPENSE						
6070	Design Committee	14,000	15,000	15,000	1,000	7%
6071	Design Committee - TRG	17,040	40,500	10,530	(6,510)	-38%
6072	DRC Fee - Owner Expense	46,634	-	42,120	(4,514)	-10%
Total PROFESSIONAL FEES		77,674	55,500	67,650	(10,024)	-13%
MANAGEMENT SERVICES						
6110	Management Services - TRG	31,922	49,920	37,180	5,258	16%
6111	Accounting Services - TRG	23,038	19,090	22,447	(591)	-3%
Total MANAGEMENT SERVICES		54,959	69,010	59,627	4,668	8%
INSURANCE						
6152	Insurance Expense	11,781	11,414	12,099	318	3%
Total INSURANCE		11,781	11,414	12,099	318	3%
LANDSCAPE & IRRIGATION						
6413	Weed Control	748	7,500	7,500	6,752	903%
6448	Wildfire Mitigation Expense	45,000	45,000	45,000	0	0%
Total LANDSCAPE & IRRIGATION		45,748	52,500	52,500	6,752	15%

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		Jan-Dec	Jan-Dec	Jan-Dec	\$ Variance	% Variance
OTHER						
6915	Miscellaneous Expense	-		-	-	0%
6920	Contingency	3,500	3,500	4,500	1,000	29%
6930	Previous Year Deficit	-		-	-	0%
Total OTHER		3,500	3,500	4,500	1,000	29%
Total Operating Expense		223,084	222,720	228,422	5,338	2%
NOI - Net Operating Income		10,329	20,000	14,298	3,969	38%
Other Income & Expense						
Other Income						
OTHER CAPITAL RESERVE REVENUE						
7910	Capital Reserve Interest	-	-	-	-	0%
Total OTHER CAPITAL RESERVE REVENUE		-	-	-	-	0%
Total Other Income		-	-	-	-	0%
Other Expense						
CAPITAL EXPENSES						
8001	CP - Legal (Governing Doc Update)	-	20,000	20,000	20,000	100%
9850	CP - Misc Small Cap Projects	-	-	-	-	0%
Total CAPITAL EXPENSES		-	20,000	20,000	20,000	100%
Total Other Expense		-	20,000	20,000	20,000	100%
Net Other Income		-	(20,000)	(20,000)	(20,000)	100%
Total Income		233,413	242,720	242,720	9,307	4%
Total Expense		223,084	242,720	248,422	25,338	11%
Net Income		10,329	-	(5,702)	(16,031)	-7%

Snowmass Homeowners Association, Inc.

Budget Notes

Income

ASSESSMENT REVENUE

4110 - Operating Assessment Revenue	870 Homeowners \$200 = 174K
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DRC FEES REVENUE

4183 - Design Review One Time Fees	Fees charged for administrative review of small and mid-level projects to offset costs of the Design Review Committee (DRC). Includes: • \$350 – Low-impact projects (paint color changes, compliant re-roofing, minor landscaping). • \$850 – One-time DRC meeting and approval for moderate projects (renovations or landscape updates requiring a single presentation).
4184 - Design Review Large Project Review Fees	Fees charged for large-scale projects requiring multiple DRC reviews, inspections, and administrative oversight. • \$5,000 – Large renovations and new builds. Includes a \$3,000 review deposit (applied toward DRC costs) and a \$2,000 refundable deposit returned after final inspection if no issues arise.

FEES

4510 - Late Fee & Finance Charge	\$0 budget based on no expected late fee income.
4521 - Transfer Fee Revenue	Budget based on average of historical income; Approx 20 sales @ \$245=\$4.9K

ASSESSMENT REVENUE

4710 - Interest Income	Based on average interest income of approx \$10/month=\$120
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Expense

OFFICE & ADMINISTRATION EXPENSES

6005 - Bank Fees	No Bank Fees Expected.
6010 - Office Supply & Admin	Budget based on average historical expenditures.
6015 - HOA Meeting Expense	Budget based on average historical expenditures.
6021 - Filing Fees	Budget based on average of historical expenditures; DORA and SOS.
6025 - Technology & Website	Pika annual contract (April), domain listing (August), Plate IQ, and AppFolio.
6040 - Office Rent	No expected expense.

PROFESSIONAL FEES

6051 - Legal	
6056 - Tax Preparation	CPA tax preparation.

DRC FEES AND LABOR EXPENSE

6070 - Design Committee	Budgeted at \$15K annually for Board of Directors compensation for participation in Design Review Committee (DRC) meetings.
6071 - Design Committee - TRG	Budget for TRG staff time and administrative support associated with coordinating and attending Design Review Committee (DRC) meetings.
6072 - DRC Fee - Owner Expense	Budget for TRG staff time related to DRC project administration, including coordination, review support, and owner communications.

MANAGEMENT SERVICES

6110 - Management Services - TRG	Budget for TRG staff Management Services from Labor Schedule
6111 - Accounting Services - TRG	Budget for TRG staff Accounting Services from Labor Schedule

INSURANCE

6152 - Insurance Expense	Budgeted for a 6% increase over prior year.
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LANDSCAPE & IRRIGATION

6413 - Weed Control	\$7.5K budgeted annually
6448 - Wildfire Mitigation Expense	45K Budgeted annually.

UTILITIES

6880 - Telephone	\$0 budget based on no expected phone expenses.
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OTHER

6915 - Miscellaneous Expense	No budgeted expense but a placeholder.
6920 - Contingency	\$4.5K contingency (~2% of total budgeted expenses).
6930 - Previous Year Deficit	Not an expected budgeted expense.
6995 - Bad Debt Expense	Not an expected budgeted expense.

OTHER CAPITAL RESERVE REVENUE

7910 - Capital Reserve Interest	No budgeted income expected.
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CAPITAL EXPENSES

8001 - CP - Legal (Governing Doc Update)	20k budgeted for updating Governing Docs
9850 - CP - Misc Small Cap Projects	Not an expected budgeted expense.