

# Woodrun V Community Association - In House Rentals

## Balance Sheet

As of October 31, 2025

	<u>Total</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1100 In House Rental Checking - Alpine Bank 5534	56,691.08
1101 Alpine Operating ACH Clearing	0.00
<b>Total 1100 In House Rental Checking - Alpine Bank 5534</b>	<b>\$ 56,691.08</b>
1110 Marriott Rental Program	0.00
1120 Streamline Reservations Checking - Alpine Bank 4219	446,432.99
<b>Total Bank Accounts</b>	<b>\$ 503,124.07</b>
<b>Accounts Receivable</b>	
1200 Accounts Receivable	5,035.00
<b>Total Accounts Receivable</b>	<b>\$ 5,035.00</b>
<b>Other Current Assets</b>	
1499 Undeposited Funds	0.00
1510 Prepaid Expenses	2,945.00
1550 Loan to Special Account	0.00
1551 Loan to Community Association Ops	3,000.00
1590 Clearing Asset Account	0.00
Accrued Accounts Receivable	0.00
<b>Total Other Current Assets</b>	<b>\$ 5,945.00</b>
<b>Total Current Assets</b>	<b>\$ 514,104.07</b>
<b>Fixed Assets</b>	
<b>1700 Fixed Assets</b>	
1710 Snowmobile/trailer	9,857.93
1715 Housekeeping vehicle	0.00
1740 Linens	0.00
1790 Accumulated depreciation	-9,857.93
<b>Total 1700 Fixed Assets</b>	<b>\$ 0.00</b>
<b>Total Fixed Assets</b>	<b>\$ 0.00</b>
<b>Other Assets</b>	
1910 Deposits - SA Account	105,000.00
1951 Prepaid Commission-Next F/Y	0.00
1952 Prepaid CC charges-Next F/Y	0.00
<b>Total Other Assets</b>	<b>\$ 105,000.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 619,104.07</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 Accounts Payable	60,441.83
<b>Total Accounts Payable</b>	<b>\$ 60,441.83</b>

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As of October 31, 2025

	<u>Total</u>
<b>Other Current Liabilities</b>	
2050 Payable to other WRV accounts	9,226.85
2060 Accrued Accounts Payable	0.00
2100 Advance Deposit Ledger	0.00
2110 May-Oct stay-adv payments	0.00
2111 May	0.00
2112 June	0.00
2113 July	0.00
2114 August	0.00
2115 September	15,079.95
2116 October	0.00
<b>Total 2110 May-Oct stay-adv payments</b>	<b>\$ 15,079.95</b>
2120 Nov-Apr stay-adv payments	0.00
2121 November	0.00
2122 December	24,678.23
2123 January	357,746.17
2124 February	274,714.52
2125 March	169,288.98
2126 April	8,086.26
2127 Winter Advance Deposits	0.00
<b>Total 2120 Nov-Apr stay-adv payments</b>	<b>\$ 834,514.16</b>
<b>Total 2100 Advance Deposit Ledger</b>	<b>\$ 849,594.11</b>
2150 State/County Sales Tax	148.92
2155 Snowmass Village Sales Tax	129.51
2190 Security Deposit	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 859,099.39</b>
<b>Total Current Liabilities</b>	<b>\$ 919,541.22</b>
<b>Total Liabilities</b>	<b>\$ 919,541.22</b>
<b>Equity</b>	
3900 Retained Earnings	-27,932.26
Net Income	-272,504.89
<b>Total Equity</b>	<b>-\$ 300,437.15</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 619,104.07</b>

## Woodrun V Community Association - In House Rentals

### Budget vs. Actuals

November 2024 - October 2025

Scope: \$7,500 &

10%

	Actual	Budget	over Budget	% of Budget	Ref #:	Annual Budget
<b>Income</b>						
4000 Gross Rental Income						
4010 Nov-Apr stays	2,437,109.42	2,633,308.60	-196,199.18	92.55%		2,633,308.60
4020 May-Oct stays	124,699.29	159,622.86	-34,923.57	78.12%	1	159,622.86
4050 Cancellation Fee Revenue	2,650.90	0.00	2,650.90	100.00%		0.00
<b>Total 4000 Gross Rental Income</b>	<b>\$ 2,564,459.61</b>	<b>\$ 2,792,931.46</b>	<b>-\$ 228,471.85</b>	<b>91.82%</b>		<b>\$ 2,792,931.46</b>
4100 Resort Fee Revenue	157,062.02	181,540.54	-24,478.52	86.52%	2	181,540.54
4200 Reservation Revenue						
4210 Guest Reimbursement of Credit Card Fee	17,075.84	38,621.67	-21,545.83	44.21%	3	38,621.67
<b>Total 4200 Reservation Revenue</b>	<b>\$ 17,075.84</b>	<b>\$ 38,621.67</b>	<b>-\$ 21,545.83</b>	<b>44.21%</b>		<b>\$ 38,621.67</b>
4300 Damage & Travel Insurance Revenue	3,154.00	0.00	3,154.00	100.00%		0.00
4610 Linen Lease Revenue	9,910.00	13,000.00	-3,090.00	76.23%		13,000.00
4810 Commissions Earned Revenue	7,842.16	3,350.00	4,492.16	234.09%		3,350.00
4900 Miscellaneous Revenue						
4996 Sales tax vendor consideration	2,176.98	2,605.00	-428.02	83.57%		2,605.00
<b>Total 4900 Miscellaneous Revenue</b>	<b>\$ 2,176.98</b>	<b>\$ 2,605.00</b>	<b>-\$ 428.02</b>	<b>83.57%</b>		<b>\$ 2,605.00</b>
<b>Total Income</b>	<b>\$ 2,761,680.61</b>	<b>\$ 3,032,048.67</b>	<b>-\$ 270,368.06</b>	<b>91.08%</b>		<b>\$ 3,032,048.67</b>
<b>Cost of Goods Sold</b>						
5000 Cost of Goods Sold						
5100 Payments to Homeowners	1,665,189.14	1,815,405.46	-150,216.32	91.73%		1,815,405.46
5110 Owner Paid TA Commissions	-44,151.52	-39,268.26	-4,883.26	112.44%		-39,268.26
<b>Total 5100 Payments to Homeowners</b>	<b>\$ 1,621,037.62</b>	<b>\$ 1,776,137.20</b>	<b>-\$ 155,099.58</b>	<b>91.27%</b>		<b>\$ 1,776,137.20</b>
5300 Damage & Travel Insurance	2,530.56	0.00	2,530.56	100.00%		0.00
<b>Total 5000 Cost of Goods Sold</b>	<b>\$ 1,623,568.18</b>	<b>\$ 1,776,137.20</b>	<b>-\$ 152,569.02</b>	<b>91.41%</b>		<b>\$ 1,776,137.20</b>
<b>Total Cost of Goods Sold</b>	<b>\$ 1,623,568.18</b>	<b>\$ 1,776,137.20</b>	<b>-\$ 152,569.02</b>	<b>91.41%</b>		<b>\$ 1,776,137.20</b>
<b>Gross Profit</b>	<b>\$ 1,138,112.43</b>	<b>\$ 1,255,911.47</b>	<b>-\$ 117,799.04</b>	<b>90.62%</b>		<b>\$ 1,255,911.47</b>
<b>Expenses</b>						
6000 Transaction Costs						
6010 TA Commissions Expense	290,849.07	261,788.43	29,060.64	111.10%	4	261,788.43
6020 Credit Card Fees Expense	22,159.48	38,621.67	-16,462.19	57.38%	5	38,621.67
<b>Total 6000 Transaction Costs</b>	<b>\$ 313,008.55</b>	<b>\$ 300,410.10</b>	<b>\$ 12,598.45</b>	<b>104.19%</b>		<b>\$ 300,410.10</b>
6100 General & Administrative						
6110 Bank Fees/Check charges	0.00	90.00	-90.00	0.00%		90.00
6120 Taxes and Licenses	85.00	101.00	-16.00	84.16%		101.00
6130 Postage/office supplies	76.99	600.00	-523.01	12.83%		600.00
6140 Common Area Maintenance (CAM)	590,994.36	590,994.36	0.00	100.00%		590,994.36
6150 Bookkeeping	21,383.96	15,452.00	5,931.96	138.39%		15,452.00
6155 Tech support	24,070.00	36,110.00	-12,040.00	66.66%	6	36,110.00
<b>Total 6100 General &amp; Administrative</b>	<b>\$ 636,610.31</b>	<b>\$ 643,347.36</b>	<b>-\$ 6,737.05</b>	<b>98.95%</b>		<b>\$ 643,347.36</b>
6200 Sales & Marketing Expenses						
6210 Rental Mgt (proportional)	117,240.00	117,240.00	0.00	100.00%		117,240.00
6215 Marketing	74,918.53	75,600.00	-681.47	99.10%		75,600.00
6220 Sales & Networking Expense	1,753.92	6,500.00	-4,746.08	26.98%		6,500.00
<b>Total 6200 Sales &amp; Marketing Expenses</b>	<b>\$ 193,912.45</b>	<b>\$ 199,340.00</b>	<b>-\$ 5,427.55</b>	<b>97.28%</b>		<b>\$ 199,340.00</b>
6300 Guest & Rental Services						
6311 In Room Materials / Toiletries	5,710.84	15,500.00	-9,789.16	36.84%	7	15,500.00
6340 Housekeeping Supplies	706.80	0.00	706.80	100.00%		0.00
6350 Interior Services						
6355 Maintenance	535.17	10,000.00	-9,464.83	5.35%	8	10,000.00
6356 Housekeeping	153,946.09	203,698.30	-49,752.21	75.58%	9	203,698.30
6357 Linen Service	104,969.21	119,885.96	-14,916.75	87.56%	10	119,885.96
<b>Total 6350 Interior Services</b>	<b>\$ 259,450.47</b>	<b>\$ 333,584.26</b>	<b>-\$ 74,133.79</b>	<b>77.78%</b>		<b>\$ 333,584.26</b>
6360 Linen Replacement	619.45	3,000.00	-2,380.55	20.65%		3,000.00
6370 Guest adjust/spec courtesy	598.45	3,500.00	-2,901.55	17.10%		3,500.00
<b>Total 6300 Guest &amp; Rental Services</b>	<b>\$ 267,086.01</b>	<b>\$ 355,584.26</b>	<b>-\$ 88,498.25</b>	<b>75.11%</b>		<b>\$ 355,584.26</b>
<b>Total Expenses</b>	<b>\$ 1,410,617.32</b>	<b>\$ 1,498,681.72</b>	<b>-\$ 88,064.40</b>	<b>94.12%</b>		<b>\$ 1,498,681.72</b>
<b>Net Operating Income</b>	<b>-\$ 272,504.89</b>	<b>-\$ 242,770.25</b>	<b>-\$ 29,734.64</b>	<b>112.25%</b>		<b>-\$ 242,770.25</b>
<b>Net Income</b>	<b>-\$ 272,504.89</b>	<b>-\$ 242,770.25</b>	<b>-\$ 29,734.64</b>	<b>112.25%</b>		<b>-\$ 242,770.25</b>

**Woodrun V Community Association - In House Rentals**  
**Variance Explanations**

Scope: Over/Under Budget by \$7,500 AND 10%

Ref #	Account	Explanation
1	4020 May-Oct stays	May-Oct stays Revenue is under budget (\$34,924) primarily due to lower occupancy during the summer months. This decline is largely attributed to a lack of summer rental marketing, as we scaled back promotions due to the ongoing roofing project. While we did retain some of our repeat guests, overall occupancy was impacted.
2	4100 Resort Fee Revenue	Resort Fee Revenue is under budget (\$24,479) primarily due to lower occupancy particularly in the summer months as described above.
3	4210 Guest Reimbursement of Credit Card Fee	Guest Reimbursement of Credit Card Fees is under budget by \$(21,546), primarily because guests used credit cards less frequently.
4	6010 TA Commissions Expense	TA Commissions Expense is over budget \$29,061 due to an increase in reservations booked through travel agents.
5	6020 Credit Card Fees Expense	Credit Card Fees Expense is under budget (\$16,462), primarily because guests used credit cards less frequently.
6	6155 Tech support	Tech Support is \$(12,040) under budget due to lower-than-expected monthly costs for Streamline and the discontinuation of Real Tech services, which had been included in the budget.
7	6311 In Room Materials / Toiletries	In Room Materials / Toiletries is under budget (\$9,789) due to a decreased need for replacement items compared to last year. Additionally, the switch from premium toiletry products, such as soap and hair care items, to a high-quality but more cost-effective alternative has significantly reduced expenses, cutting costs by approximately 50%.
8	6355 Maintenance	Maintenance is under budget (\$9,465) due to minimal maintenance activity within the rental program. Most maintenance costs are covered by individual homeowners or the community association.
9	6356 Housekeeping	Housekeeping is (\$49,752) under budget as a result of improved management of staff hours as well as reduced occupancy.
10	6357 Linen Service	Linen Service is under budget (\$14,917) due to better management of linen inventory.