

Chamonix At Woodrun - Budget

Year of 2016-2017

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	BUDGET 2015-2016	10 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2016-17	% Variance	\$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	13,061.85	22,592.00	22,592.00	18,255.74		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,107,172.02	1,107,171.99	1,107,172.02	1,121,409.81	1.29%	14,237.79
Special Assessment	0.00	0.00	0.00	0.00	#DIV/0!	0.00
Rental Income	20,220.00	16,850.00	20,220.00	20,220.00	0.00%	0.00
Interest Earned	2,624.44	617.00	742.00	742.00	0.00%	0.00
Gain On Asset Sale	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00%	0.00
TOTAL INCOME	1,130,016.46	1,124,638.99	1,128,134.02	1,142,371.81	1.26%	14237.79
OPERATING FUND						
General & Administrative				66,408.95		
Management Fee	282,408.95	282,408.95	282,408.95	282,408.95	0.00%	0.00
Front Office	94,408.77	78,674.00	94,408.77	94,408.77	0.00%	0.00
Insurance	54,635.51	52,155.00	52,155.00	54,762.75	5.00%	2607.75
Legal	230.00	30.00	30.00	230.00	666.67%	200.00
Acctg/Audit Expense	10,300.00	10,350.00	10,350.00	10,661.00	3.00%	311.00
Directors' Expense	300.00	0.00	300.00	300.00	0.00%	0.00
Interest	20,699.87	18,325.83	20,645.83	19,959.83	-3.32%	-686.00
Emp Unit Depreciation - Partially Unfunded	11,372.00	9,476.70	11,372.00	11,372.00	0.00%	0.00
Direct Office Expense	1,521.94	1,268.30	1,521.94	1,521.94	0.00%	0.00
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00%	0.00
Depreciation	4,563.96	1,796.70	2,156.04	2,156.04	0.00%	0.00
Telephone & Internet Systems	1,000.00	559.06	1,000.00	1,000.00	0.00%	0.00
Vehicle Rental	20,650.53	17,208.80	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	175.00	167.00	175.00	175.00	0.00%	0.00
Total	502,266.53	472,420.34	497,174.06	499,606.81	0.49%	2432.75
Utilities						
Electric	42,510.00	39,914.45	44,914.45	46,262.00	3.00%	1347.55
Telephone Service	11,180.00	12,342.31	14,670.31	14,817.00	1.00%	146.69
Internet Upgrade, Points in Unit	1,524.88	0.00	0.00	0.00	100.00%	0.00
Gas	99,552.56	75,366.64	85,366.64	88,781.31	4.00%	3414.67
Water & Sewer	28,510.76	24,776.23	29,795.99	32,775.59	10.00%	2979.60
Cable TV	14,585.15	11,119.16	13,357.16	14,585.15	9.19%	1227.99
Trash Collection	5,506.00	3,106.30	4,626.30	5,506.00	19.02%	879.70
Total	203,369.35	166,625.09	192,730.85	202,727.05	5.19%	9996.20
Repairs & Maintenance						
Repairs & Maint - SLC	92,958.08	83,491.55	92,958.08	96,458.08	3.77%	3500.00
Repairs & Maint - Cont	18,958.36	17,465.77	18,958.36	20,058.36	5.80%	1100.00
Supplies	15,292.89	12,568.76	15,292.89	15,292.89	0.00%	0.00
Pool Maintenance	33,000.00	22,642.95	28,642.95	30,000.00	4.74%	1357.05
Firewood	3,246.35	3,179.16	5,179.16	5,179.16	0.00%	0.00
Window Washing	6,960.00	6,960.00	6,960.00	6,960.00	0.00%	0.00
Chimney Sweeping	1,500.00	0.00	1,500.00	1,500.00	0.00%	0.00
Pest Control	1,868.54	1,868.54	1,868.54	1,868.54	0.00%	0.00
Painting & Staining	4,956.31	2,887.36	2,887.36	2,887.36	0.00%	0.00
Groundskeeping	55,000.00	45,586.14	55,000.00	61,350.00	11.55%	6350.00
Snow Removal	11,330.90	9,849.18	9,849.18	11,330.90	15.04%	1481.72
Custodial Services	66,954.97	66,652.82	78,652.82	78,652.82	0.00%	0.00
Equip Service Contracts	37,489.67	26,046.91	37,489.67	38,614.36	3.00%	1124.69
Roof Repair & Maint	600.00	0.00	0.00	600.00	#DIV/0!	600.00
Special Projects	0.00	0.00	0.00	0.00	0.00%	0.00
Total	350,116.07	299,199.14	355,239.01	370,752.47	4.37%	15513.46
		1.46%	5,122.94			
CAPITAL IMPROVEMENT FUND	89,099.39	74,249.50	89,099.39	88,506.25	-0.67%	-593.14
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,144,851.34	1,012,494.07	1,134,243.31	1,161,592.58	2.41%	27349.27
NET BALANCE	-14,834.88	112,144.92	-6,109.29	-19,220.77		
		0.01	5,122.94			
TOTAL ASSESSMENTS	1,107,172.02	1,107,171.99	1,107,172.02	1,121,409.81		
TOTAL AVAILABLE FUNDS	1,143,078.31	1,147,230.99	1,150,726.02	1,160,627.55		
TOTAL APPLICATION OF FUNDS	1,144,851.34	1,012,494.07	1,134,243.31	1,161,592.58		
TOTAL NET BALANCE	-1,773.03	134,736.92	16,482.71	-965.03		
Adj Unfunded Emp Unit Depr - Principal	1,773.03		1,773.03	965.03		
Ending Balance	0.00		18,255.74	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to per Board	0.00		18,255.74			