

**Chamonix At Woodrun - Budget**

Year of 2018-2019

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	BUDGET 2017-2018	10 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2018-19	% Variance
<b>PRIOR YEAR BALANCE - Net of Emp Unit Depreciation &amp; Principal Debt reduction</b>	27,066.77	38,610.00	38,610.00	15,926.01	
<b>INCOME</b>					
Regular Assessments (Incl. Emp Unit)	1,121,409.81	1,121,409.88	1,121,409.88	1,305,562.87	16.42%
Special Assessment	0.00	0.00	0.00	0.00	0.00%
Rental Income	20,220.00	16,850.00	19,695.00	20,220.00	2.67%
Interest Earned	1,337.73	2,255.99	2,828.45	1,337.73	-52.70%
Gain On Asset Sale	0.00	0.00	0.00	0.00	0.00%
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00%
<b>TOTAL INCOME</b>	1,142,967.54	1,140,515.87	1,143,933.33	1,327,120.60	16.01%
<b>OPERATING FUND</b>					
<b>General &amp; Administrative</b>					
Management Fee	282,408.95	282,408.96	282,408.96	397,921.43	40.90%
Front Office	94,408.77	78,674.00	94,408.77	94,408.77	0.00%
Insurance	52,267.95	51,161.88	51,161.88	53,719.97	5.00%
Legal	230.00	665.00	665.00	230.00	-65.41%
Acctg/Audit Expense	11,176.00	10,975.00	10,975.00	11,304.00	3.00%
Directors' Expense	300.00	146.51	300.00	300.00	0.00%
Interest	18,958.00	15,862.03	18,957.80	18,009.00	-5.00%
Emp Unit Depreciation - Partially Unfunded	11,372.03	9,476.70	11,372.04	11,372.04	0.00%
Direct Office Expense	1,521.94	1,268.30	1,521.94	1,521.94	0.00%
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00%
<b>Depreciation</b>	2,156.04	1,796.70	2,156.04	3,541.20	64.25%
Telephone & Internet Systems	1,000.00	426.34	1,000.00	1,000.00	0.00%
Vehicle Rental	20,650.53	17,208.75	20,650.53	25,211.95	22.09%
Miscellaneous G & A	250.00	160.00	160.00	250.00	56.25%
<b>Total</b>	496,700.21	470,230.17	495,737.96	618,790.31	24.82%
<b>Utilities</b>					
Electric	44,205.00	37,566.50	43,205.00	45,365.00	5.00%
Telephone Service	12,346.00	10,178.32	12,346.00	12,716.00	3.00%
Gas	90,754.07	82,171.12	94,171.12	103,588.23	10.00%
Water & Sewer	33,876.67	27,429.32	32,613.92	35,875.31	10.00%
Cable TV	14,090.35	13,369.91	16,183.53	16,992.71	5.00%
Trash Collection	6,056.60	4,901.41	6,601.41	7,261.55	10.00%
<b>Total</b>	201,328.69	175,616.58	205,120.98	221,798.80	8.13%
<b>Repairs &amp; Maintenance</b>					
Repairs & Maint - SLC	83,500.00	45,770.05	56,770.05	69,511.35	22.44%
Repairs & Maint - Cont	21,158.36	35,897.26	39,397.26	40,776.16	3.50%
Supplies	15,292.89	8,411.07	13,411.07	14,081.62	5.00%
Pool Maintenance	32,000.00	23,139.29	28,839.29	33,008.23	14.46%
Firewood	6,324.74	1,389.02	6,324.74	6,876.10	8.72%
Window Washing	8,740.00	8,740.00	13,110.00	13,568.85	3.50%
Chimney Sweeping	1,500.00	648.00	1,500.00	1,552.50	3.50%
Pest Control	1,868.54	1,868.52	1,868.52	1,933.92	3.50%
Painting & Staining	11,923.63	7,806.00	11,923.63	13,210.54	10.79%
Groundskeeping	61,350.00	53,972.53	69,472.53	76,132.26	9.59%
Snow Removal	11,330.90	6,124.94	6,124.94	6,813.13	11.24%
Custodial Services	78,652.82	64,565.96	78,652.82	84,267.27	7.14%
Equip Service Contracts	39,772.79	30,069.98	39,772.79	41,164.84	3.50%
Roof Repair & Maint	600.00	0.00	600.00	621.00	3.50%
Special Projects	0.00	0.00	0.00	0.00	0.00%
<b>Total</b>	374,014.67	288,402.62	367,767.64	403,517.77	9.72%
<b>CAPITAL IMPROVEMENT FUND</b>	98,080.77	81,734.00	98,080.77	98,080.77	0.00%
<b>CONTINGENCY</b>	0.00	0.00	0.00	0.00	0.00%
<b>APPLICATION OF FUNDS</b>	1,170,124.34	1,015,983.37	1,166,707.35	1,342,187.65	15.04%
<b>NET BALANCE</b>	-27,156.80	124,532.50	-22,774.02	-15,067.04	
<b>TOTAL ASSESSMENTS</b>	1,121,409.81	1,121,409.88	1,121,409.88	1,305,562.87	
<b>TOTAL AVAILABLE FUNDS</b>	1,170,034.31	1,179,125.87	1,182,543.33	1,343,046.61	
<b>TOTAL APPLICATION OF FUNDS</b>	1,170,124.34	1,015,983.37	1,166,707.35	1,342,187.65	
<b>TOTAL NET BALANCE</b>	-90.03	163,142.50	15,835.98	858.97	
Adj Unfunded Emp Unit Depr - Principal	90.03		90.03	-858.97	
Ending Balance	0.00		15,926.01	0.00	
Reduce Cumulative Op Fund Deficit					
Trns Surplus to _____ per Board	0.00		15,926.01		