

<b>Chamonix At Woodrun - Budget</b>						
Year of 2021-2022				1.00		
	BUDGET 2020-2021	9 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2021-22	% Variance	\$ Variance
<b>PRIOR YEAR BALANCE - Net of Emp Unit Depreciation &amp; Principal Debt reduction</b>				0.15		
	20,649.11	18,616.00	18,616.00	-7238.34		\$ -
<b>Regular Assessments (excluding inducements) INCOME</b>	963,082.51	963,082.46	963,082.46	1007230.79	4.58%	\$44,148.33
Regular Assessments (Incl. Emp Unit)	1,287,082.51	1,287,082.46	1,287,082.46	1331230.79	3.43%	44,148.33
Special Assessment	0.00	0.00	0.00	0.00	0.00%	0.00
Rental Income	20,220.00	15,165.00	20,220.00	20220.00	0.00%	0.00
Interest Earned	1,050.00	2,019.51	2,500.00	2500.00	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
<b>TOTAL INCOME</b>	1,308,352.51	1,304,266.97	1,309,802.46	1353950.79	3.37%	44148.33
<b>OPERATING FUND</b>	324,000.00	360,960.72	324,000.00	324000.00		
<b>General &amp; Administrative</b>	55,441.07	36,960.72	55,441.07	7392.14	-86.67%	-48048.93
Management Fee	379,441.07	360,960.72	379,441.07	331392.14	-12.66%	-48048.93
Front Office	94,408.77	58,459.93	82,062.10	94408.77	15.05%	12346.67
Insurance	57,265.95	56,189.00	56,189.00	58998.45	5.00%	2809.45
Legal	230.00	0.00	0.00	230.00	#DIV/0!	230.00
Acctg/Audit Expense	11,909.00	11,000.00	11,000.00	11330.00	3.00%	330.00
Directors' Expense	300.00	165.50	300.00	300.00	0.00%	0.00
Interest	15,863.00	10,124.80	10,124.80	0.00	-100.00%	-10124.80
Emp Unit Depreciation - Partially Unfunded	11,372.00	8,529.03	11,372.00	2118.96	-81.37%	-9253.04
Direct Office Expense	1,521.94	1,141.47	1,521.94	1521.94	0.00%	0.00
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00%	0.00
Depreciation	1,868.00	722.25	963.00	963.00	0.00%	0.00
Telephone & Internet Systems	500.00	246.83	750.00	500.00	-33.33%	-250.00
Vehicle Rental	25,211.95	18,909.00	25,211.95	25211.95	0.00%	0.00
Miscellaneous G & A	534.00	11.72	11.72	311.72	2559.73%	300.00
Total	600,425.68	526,460.25	578,947.58	527286.93	-8.92%	-51660.65
	276,425.68	Excludes Inducement	254,947.58	203286.93	-18.69%	-51660.65
<b>Utilities</b>						
Electric	50,577.00	38,092.07	53,611.62	55220.00	3.00%	1608.38
Telephone Service	10,484.00	8,265.49	16,169.48	10484.00	-35.16%	-5685.48
Gas	98,107.50	88,166.16	98,107.50	166782.75	70.00%	68675.25
Water & Sewer	36,913.04	28,464.26	35,837.90	36913.04	3.00%	1075.14
Cable TV	17,677.72	13,397.65	16,835.92	17677.72	5.00%	841.80
Trash Collection	8,068.01	6,159.04	6,159.04	6466.99	5.00%	307.95
Total	221,827.27	182,544.67	226,721.46	293544.50	29.47%	66823.04
<b>Repairs &amp; Maintenance</b>						
Repairs & Maint - Mgmt Co	71,110.11	41,732.00	53,732.00	39732.00	-26.06%	-14000.00
Repairs & Maint - Cont	30,582.12	27,965.02	39,000.00	30582.12	-21.58%	-8417.88
Supplies	14,939.19	4,411.72	3,000.00	9789.00	226.30%	6789.00
Pool Maintenance	36,000.00	27,449.44	40,000.00	40000.00	0.00%	0.00
Firewood	7,034.25	15,642.00	22,000.00	7034.25	-68.03%	-14965.75
Window Washing	8,740.00	4,423.00	4,423.00	8740.00	97.60%	4317.00
Chimney Sweeping	1,552.50	200.00	200.00	900.00	350.00%	700.00
Pest Control	1,933.92	1,868.54	1,868.54	1933.92	3.50%	65.38
Painting & Staining	7,500.00	7,500.00	7,500.00	10000.00	33.33%	2500.00
Groundskeeping	77,883.70	93,610.26	125,000.00	100000.00	-20.00%	-25000.00
Snow Removal	15,903.13	12,430.00	12,430.00	12430.00	0.00%	0.00
Custodial Services	87,929.53	69,822.95	83,000.00	83000.00	0.00%	0.00
Equip Service Contracts	38,850.00	31,672.99	32,000.00	33600.00	5.00%	1600.00
Roof Repair & Maint	1,000.00	44.00	44.00	1000.00	2172.73%	956.00
Special Projects	0.00	0.00	0.00	0.00	0.00%	0.00
Total	400,958.45	338,771.92	424,197.54	378741.29	-10.72%	-45456.25
<b>CAPITAL IMPROVEMENT FUND</b>	102,785.25	77,088.96	102,785.25	149258.69	45.21%	46473.44
<b>CONTINGENCY</b>	0.00	0.00	0.00	0.00	0.00%	
<b>APPLICATION OF FUNDS</b>	1,325,996.65	1,124,865.80	1,332,651.83	1348831.41	1.21%	16179.58
<b>NET BALANCE</b>	-17,644.14	179,401.17	-22,849.37	5119.38		
<b>TOTAL ASSESSMENTS</b>	1,287,082.51	1,287,082.46	1,287,082.46	1331230.79		
<b>TOTAL AVAILABLE FUNDS</b>	1,329,001.62	1,322,882.97	1,328,418.46	1346712.45		
<b>TOTAL APPLICATION OF FUNDS</b>	1,325,996.65	1,124,865.80	1,332,651.83	1348831.41		
<b>TOTAL NET BALANCE</b>	3,004.97	198,017.17	-4,233.37	-2118.96		
Adj Unfunded Emp Unit Depr - Principal	-3,004.97	-3,004.97	-3,004.97	2118.96		
Ending Balance	0.00	195,012.20	-7,238.34	0.00		
Reduce Cumulative Op Fund Deficit						44148.33
Trns Surplus to Reserve per Board	0.00		0.00			