

Chamonix At Woodrun - Budget						6.82%	90813
Year of 2022-2023							
	BUDGET 2021-2022	10 MONTH ACTUAL	12 MONTH ESTIMATED		BUDGET 2022-23		341,520.00
				\$ Change Forecast to PY Budget		% Change Budget to PY Estimate	\$ Change Budget to PY Estimate
PRIOR YEAR BALANCE - Net of							
Emp Unit Depreciation & Principal Debt reduction	-7,238.34	-169,572.00	-169,572.00	0.00	-170,210.66		
Regular Assessments (excluding inducements)	1,007,230.79	1,007,230.80	1,007,230.80	0.01	1,439,564.24	42.92%	432,333.44
Regular Assessments (Incl. Emp Unit)	1,331,230.79	1,331,230.80	1,331,230.80	0.01	1,763,564.24	32.48%	432,333.44
Special Assessment	0.00	0.00	0.00	0.00	0.00	100.00%	0.00
Rental Income	20,220.00	16,850.00	20,220.00	0.00	20,220.00	0.00%	0.00
Interest Earned	2,500.00	0.00	0.00	-2,500.00	0.00	0.00%	0.00
Late Fees	0.00	3,850.67	4,835.00	4,835.00	0.00	-100.00%	-4,835.00
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
TOTAL INCOME	1,353,950.79	1,351,931.47	1,356,285.80	2,335.01	1,783,784.24	31.52%	427,498.44
OPERATING FUND				0.17%			
General & Administrative							
Net Management Fee After Inducements	7,392.14	6,160.08	7,392.14	0.00	7,392.14	0.00%	
Management Fee	331,392.14	330,160.08	331,392.14	0.00	331,392.14	0.00%	0.00
Front Office	94,408.77	78,674.00	94,408.77	0.00	94,408.77	0.00%	0.00
Insurance	58,998.45	58,252.27	58,252.27	-746.18	97,497.75	67.37%	39,245.48
Legal	230.00	2,245.00	2,403.00	2,173.00	10,000.00	316.15%	7,597.00
Acctg/Audit Expense	11,330.00	11,700.00	11,700.00	370.00	12,870.00	10.00%	1,170.00
Directors' Expense	300.00	189.96	200.00	-100.00	200.00	0.00%	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Emp Unit Depreciation - Partially Unfunded	2,118.96	2,119.00	2,119.00	0.04	0.00	-100.00%	-2,119.00
Direct Office Expense	1,521.94	1,268.30	1,521.94	0.00	1,521.94	0.00%	0.00
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Depreciation	963.00	402.50	483.00	-480.00	483.00	0.00%	0.00
Telephone & Internet Systems	500.00	2,302.80	2,452.80	1,952.80	500.00	-79.62%	-1,952.80
Vehicle Rental	25,211.95	21,010.00	25,211.95	0.00	25,211.95	0.00%	0.00
Miscellaneous G & A	311.72	3,555.23	3,555.23	3,243.51	2,350.00	-33.90%	-1,205.23
Total	527,286.93	511,879.14	533,700.10	6,413.17	576,435.55	8.01%	42,735.45
G&A Net of Inducements	203,286.93	187,879.14	209,700.10	6,413.17	252,435.55	20.38%	42,735.45
Utilities				3.06%			
Electric	55,220.00	41,187.73	47,500.00	-7,720.00	50,350.00	6.00%	2,850.00
Telephone Service	10,484.00	13,087.08	15,704.50	5,220.50	16,176.00	3.00%	471.50
Gas	166,782.75	142,083.51	153,083.51	-13,699.24	162,269.00	6.00%	9,185.49
Water & Sewer	36,913.04	32,694.18	39,392.18	2,479.14	43,331.00	10.00%	3,938.82
Cable TV	17,677.72	15,398.27	18,477.92	800.20	19,402.00	5.00%	924.00
Trash Collection	6,466.99	3,872.57	3,872.57	-2,594.42	4,260.00	10.00%	387.43
Total	293,544.50	248,323.34	278,030.68	-15,513.82	295,788.00	6.39%	17,757.32
				-5.28%			
Repairs & Maintenance							
Repairs & Maint - Mgmt Co Staff	\$39,732.00	\$34,310.00	\$41,460.00	1,728.00	41,460.00	0.00%	0.00
Repairs & Maint - Cont	\$30,582.12	\$30,206.41	\$40,000.00	9,417.88	40,000.00	0.00%	0.00
Supplies	\$9,789.00	\$15,464.30	\$17,200.00	7,411.00	20,000.00	16.28%	2,800.00
Pool - Roll Up	\$40,000.00	\$26,953.00	\$31,200.00	-8,800.00	32,136.00	3.00%	936.00
Pool - Vacasa Labor	\$36,273.51	\$24,442.00	\$28,320.37	-7,953.14	29,170.00	3.00%	849.63
Pool - Supplies	\$3,459.36	\$2,331.00	\$2,698.30	-761.06	2,779.00	2.99%	80.70
Pool - Vendor Repairs	\$267.13	\$180.00	\$180.00	-87.13	186.00	3.33%	6.00
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Firewood - Roll Up	\$7,034.25	\$15,434.40	\$17,261.00	10,226.75	17,779.00	3.00%	518.00
Firewood - Vacasa Labor	\$6,657.62	\$14,608.00	\$16,434.60	9,776.98	16,928.00	3.00%	493.40
Firewood - Supplies	\$376.63	\$826.40	\$826.40	449.77	851.00	2.98%	24.60
Firewood - Vendors	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Window Washing - Roll Up	\$8,740.00	\$4,370.00	\$6,555.00	-2,185.00	8,740.00	33.33%	2,185.00
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Window Washing - Vendors	\$8,740.00	\$4,370.00	\$6,555.00	-2,185.00	8,740.00	33.33%	2,185.00
Chimney Sweeping	\$900.00	\$254.00	\$1,332.00	432.00	1,372.00	3.00%	40.00
Pest Control - Roll Up	\$1,933.92	\$1,874.89	\$1,933.92	0.00	1,992.00	3.00%	58.00
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Pest Control - Supplies	\$65.38	\$6.35	\$6.35	-59.03	7.00	10.24%	0.65
Pest Control - Vendors	\$1,868.54	\$1,868.54	\$1,868.54	0.00	1,924.00	2.97%	55.46
Painting & Staining - Roll Up	\$10,000.00	\$7,675.01	\$9,000.00	-1,000.00	19,270.00	114.11%	10,270.00
Painting & Staining - Vacasa Labor	\$5,446.25	\$4,180.00	\$5,504.99	58.74	5,670.00	3.00%	165.01
Painting & Staining - Supplies	\$403.92	\$310.01	\$310.01	-93.91	319.00	2.90%	8.99
Painting & Staining - Vendors	\$4,149.83	\$3,185.00	\$3,185.00	-964.83	3,281.00	3.01%	96.00
Groundskeeping - Roll Up	\$100,000.00	\$79,475.25	\$91,000.00	-9,000.00	93,730.00	3.00%	2,730.00
Groundskeeping - Vacasa Labor	\$79,376.91	\$63,085.00	\$72,232.92	-7,143.99	74,401.00	3.00%	2,168.08
Groundskeeping - Supplies	\$490.45	\$389.79	\$389.79	-100.66	401.00	2.88%	11.21
Groundskeeping - Vendors	\$20,132.63	\$16,000.46	\$18,377.29	-1,755.34	18,929.00	3.00%	551.71
Snow Removal - Roll Up	\$12,430.00	\$12,999.07	\$12,999.07	569.07	13,389.00	3.00%	389.93
Snow Removal - Vacasa Labor	\$11,212.66	\$11,726.00	\$11,726.00	513.34	12,078.00	3.00%	352.00
Snow Removal - Supplies	\$112.90	\$118.07	\$118.07	5.17	122.00	3.33%	3.93
Snow Removal - Vendors	\$1,104.44	\$1,155.00	\$1,155.00	50.56	1,189.00	2.94%	34.00
Custodial Services - Roll Up	\$83,000.00	\$72,842.00	\$88,000.00	5,000.00	90,640.00	3.00%	2,640.00
Custodial Services - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Custodial Services - Vendors	\$83,000.00	\$72,842.00	\$88,000.00	5,000.00	90,640.00	3.00%	2,640.00
Equip Service Contracts	\$33,600.00	\$31,198.45	\$37,994.00	4,394.00	40,274.00	6.00%	2,280.00
Roof Repair & Maint - Roll Up	\$1,000.00	\$0.00	\$0.00	-1,000.00	0.00	0.00%	0.00
Roof Repair & Maint - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Roof Repair & Maint - Vendors	\$1,000.00	\$0.00	\$0.00	-1,000.00	0.00	0.00%	0.00
Special Projects - Contingency - Roll Up	\$0.00	\$0.00	\$0.00	0.00	191,520.00	0.00%	191,520.00
Special Projects - Contingency - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00	91,520.00	0.00%	91,520.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Special Projects - Contingency - Vendors	\$0.00	\$0.00	\$0.00	0.00	100,000.00	0.00%	100,000.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00%	0.00
Repairs & Maintenance - Total	\$378,741.29	\$333,056.78	\$395,934.99	17,193.70	612,302.00	54.65%	216,367.01
CAPITAL IMPROVEMENT FUND	149,258.69	124,382.26	149,258.69	0.00	299,258.69	100.50%	150,000.00
APPLICATION OF FUNDS	1,348,831.41	1,217,641.52	1,356,924.46	8,093.05	1,783,784.24	31.46%	426,859.78
NET BALANCE	5,119.38	134,289.95	-638.66	4.54%	0.00		
				36,449.63	420,782.00	\$24,847.01	
TOTAL ASSESSMENTS	1,331,230.79	1,331,230.80	1,331,230.80	-19,800.00	1,763,564.24	6.28%	
TOTAL AVAILABLE FUNDS	1,346,712.45	1,182,359.47	1,186,713.80	16,649.63	1,783,784.24		
TOTAL APPLICATION OF FUNDS	1,348,831.41	1,217,641.52	1,356,924.46		1,783,784.24		
TOTAL NET BALANCE	-2,118.97	-35,282.05	-170,210.66		-170,210.66		
Adj Unfunded Emp Unit Depr - Principal	2,118.97	0.00	0.00		0.00		
Ending Balance	0.00	-35,282.05	-170,210.66		-170,210.66		