

Chamonix At Woodrun - Budget					
Year of 2023-2024					
	BUDGET 2022-2023	10 MONTH ACTUAL	12 MONTH ESTIMATED	12 MONTH Actual	BUDGET 2023-2024
PRIOR YEAR BALANCE - Net of					
Emp Unit Depreciation & Principal					
Debt reduction	-170,210.66	-169,572.00	-169,572.00	-169,572.00	-46,536.22
Regular Assessments (excluding inducements)	1,439,565.24	1,439,564.27	1,439,564.27	1,439,564.27	1,491,284.72
Regular Assessments (Incl. Emp Unit)	1,763,565.24	1,763,564.27	1,763,564.27	1,763,564.27	1,815,284.72
Special Assessment	0.00	0.00	0.00	0.00	3,649,999.87
Rental Income	20,220.00	15,165.00	20,220.00	20,220.00	20,220.00
Interest Earned	0.00	1,078.31	1,323.31	1,576.49	1,323.31
Late Fees	0.00	38.97	575.00	782.48	0.00
Miscellaneous Revenue	0.00	18,384.07	18,384.07	18,384.07	10,000.00
TOTAL INCOME	1,783,785.24	1,798,230.62	1,804,066.65	1,804,527.31	5,496,827.90
OPERATING FUND					
General & Administrative					
Net Management Fee After Inducements	7,392.14	17,812.05	38,062.05	38,062.05	81,000.00
Management Fee	331,392.14	341,812.05	362,062.05	362,062.05	405,000.00
Front Office	94,408.77	66,662.48	84,048.50	84,048.50	82,855.84
Insurance	97,497.75	97,715.10	97,715.10	97,715.10	107,000.00
Legal	10,000.00	4,335.00	10,000.00	7,100.00	10,000.00
Acctg/Audit Expense	12,870.00	0.00	13,250.00	13,250.00	14,575.00
Directors' Expense	200.00	165.50	200.00	165.50	200.00
Interest	0.00	0.00	0.00	0.00	0.00
Emp Unit Depreciation - Partially Unfunded	0.00	0.00	0.00	0.00	0.00
Direct Office Expense	1,521.94	1,141.47	1,521.94	1,521.96	1,521.94
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00
Depreciation	483.00	362.25	483.00	483.00	483.00
Telephone & Internet Systems	500.00	339.55	500.00	745.80	500.00
Vehicle Rental	25,211.95	18,909.00	25,211.95	25,212.00	25,211.95
Miscellaneous G & A	2,350.00	289.00	2,500.00	797.71	2,600.00
Total	576,435.55	531,731.40	597,492.54	593,101.62	649,947.73
G&A Net of Inducements	252,435.55	\$207,731.40	273,492.54	269,101.62	325,947.73
Utilities					
Electric	50,350.00	41,751.79	50,863.70	48,575.06	50,864.00
Telephone Service	16,176.00	3,530.45	4,707.27	5,204.65	4,848.00
Gas	162,269.00	137,313.13	152,513.13	143,255.07	152,513.00
Water & Sewer	43,331.00	29,643.63	39,386.67	39,684.85	42,538.00
Cable TV	19,402.00	14,152.61	20,430.41	18,957.52	21,452.00
Trash Collection	4,260.00	3,925.43	8,401.02	8,437.02	9,241.00
Internet Support	0.00	5,793.48	9,141.33	9,141.33	9,588.40
Total	295,788.00	236,110.62	285,443.53	273,255.50	291,054.40
Repairs & Maintenance					
Repairs & Maint - Mgmt Co Staff	\$41,460.00	\$37,950.00	\$54,610.00	\$63,937.50	60,412.50
Repairs & Maint - Cont	\$40,000.00	\$51,390.95	\$58,000.00	\$59,258.25	58,000.00
Supplies	\$20,000.00	\$14,646.38	\$18,000.00	\$17,151.32	20,000.00
Pool - Roll Up	\$32,136.00	\$31,055.75	\$45,826.37	\$47,487.37	\$50,319.45
Pool - Vacasa Labor	\$29,170.00	\$29,293.00	\$40,993.00	\$42,603.00	46,542.50
Pool - Supplies	\$2,779.00	\$929.38	\$4,000.00	\$4,051.00	2,917.95
Pool - Vendor Repairs	\$187.00	\$833.37	\$833.37	\$833.37	859.00
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Firewood - Roll Up	\$17,779.00	\$6,573.84	\$6,573.84	\$6,573.84	0.00
Firewood - Vacasa Labor	\$16,928.00	\$5,217.25	\$5,217.25	\$5,217.25	0.00
Firewood - Supplies	\$851.00	\$1,356.59	\$1,356.59	\$1,356.59	0.00
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Roll Up	\$8,740.00	\$7,220.00	\$7,220.00	\$7,220.00	7,581.00
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Vendors	\$8,740.00	\$7,220.00	\$7,220.00	\$7,220.00	7,581.00
Chimney Sweeping	\$1,372.00	\$0.00	\$1,372.00	\$906.00	1,500.00
Pest Control - Roll Up	\$1,992.00	\$1,807.23	\$1,807.23	\$1,829.29	1,860.00
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Pest Control - Supplies	\$68.00	\$9.92	\$9.92	\$31.98	10.00
Pest Control - Vendors	\$1,924.00	\$1,797.31	\$1,797.31	\$1,797.31	1,850.00
Painting & Staining - Roll Up	\$19,270.00	\$11,523.34	\$21,779.15	\$20,640.70	23,338.00
Painting & Staining - Vacasa Labor	\$5,670.00	\$11,027.50	\$21,150.00	\$19,910.00	22,690.00
Painting & Staining - Supplies	\$319.00	\$495.84	\$629.15	\$730.70	648.00
Painting & Staining - Vendors	\$13,281.00	\$0.00	\$0.00	\$0.00	0.00
Groundskeeping - Roll Up	\$93,731.00	\$71,432.61	\$97,992.95	\$102,602.87	108,894.50
Groundskeeping - Vacasa Labor	\$74,401.00	\$55,748.00	\$69,938.00	\$75,740.50	79,997.50
Groundskeeping - Supplies	\$401.00	\$852.97	\$852.97	\$852.97	879.00
Groundskeeping - Vendors	\$18,929.00	\$14,831.64	\$27,201.98	\$26,009.40	28,018.00
Snow Removal - Roll Up	\$13,389.00	\$22,849.87	\$22,849.87	\$23,702.37	27,126.63
Snow Removal - Vacasa Labor	\$12,078.00	\$16,328.50	\$16,328.50	\$17,181.00	20,410.63
Snow Removal - Supplies	\$122.00	\$193.87	\$193.87	\$193.87	200.00
Snow Removal - Vendors	\$1,189.00	\$6,327.50	\$6,327.50	\$6,327.50	6,516.00
Custodial Services - Roll Up	\$90,640.00	\$69,768.50	\$82,593.50	\$84,843.50	91,055.00
Custodial Services - Vacasa Labor	\$0.00	\$3,680.00	\$3,905.00	\$5,355.00	3,905.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Custodial Services - Vendors	\$90,640.00	\$66,088.50	\$78,688.50	\$79,488.50	87,150.00
Equip Service Contracts	\$40,274.00	\$33,088.91	\$50,719.41	\$51,408.48	45,292.00
Roof Repair & Maint - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Special Projects - Contingency - Roll Up	\$191,520.00	\$29,491.79	\$29,491.79	\$32,156.36	3,761,188.00
Special Projects - Contingency - Vacasa Labor	\$91,520.00	\$5,637.50	\$5,637.50	\$7,727.50	110,000.00
Special Projects - Contingency - Supplies	\$0.00	\$656.99	\$1,152.93	\$1,231.56	1,188.00
Special Projects - Contingency - Vendors	\$100,000.00	\$23,197.30	\$23,197.30	\$23,197.30	0.00
Special Projects - Contingency - Capital	\$0.00	\$0.00	\$0.00	\$0.00	3,650,000.00
Repairs & Maintenance - Total	\$612,303.00	\$388,799.17	\$498,836.11	\$519,717.85	4,256,567.08
CAPITAL IMPROVEMENT FUND	299,258.69	224,443.96	299,258.69	299,258.69	299,258.69
APPLICATION OF FUNDS	1,783,785.24	1,381,085.05	1,681,030.87	1,685,333.66	5,496,827.90
NET BALANCE	0.00	417,145.57	123,035.78	119,193.65	0.00
TOTAL ASSESSMENTS	1,763,565.24	1,763,564.27	1,763,564.27		1,815,284.72
TOTAL AVAILABLE FUNDS	1,613,574.58	1,628,658.62	1,634,494.65		5,496,827.90
TOTAL APPLICATION OF FUNDS	1,783,785.24	1,381,085.05	1,681,030.87		5,496,827.90
TOTAL NET BALANCE	-170,210.66	247,573.57	-46,536.22		-46,536.22
Adj Unfunded Emp Unit Depr - Principal	170,210.66	0.00	0.00		0.00
Ending Balance	0.00	247,573.57	-46,536.22		-46,536.22
Trns Surplus to Reserve per Board	0.00		0.00		0.00