

**Chamonix At Woodrun - Budget**

Year of 2014-2015

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	BUDGET 2013-2014	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2014-15	% Variance	\$ Variance
<b>PRIOR YEAR BALANCE - Net of Emp Unit Depreciation &amp; Principal Debt reduction</b>	22,224.58	41,059.00	41,059.00	24,331.55		
<b>INCOME</b>						
Regular Assessments (Incl. Emp Unit)	1,090,556.58	1,090,556.63	1,090,556.63	1,107,172.02	1.52%	16,615.39
Special Assessment	0.00	0.00	0.00	0.00	#DIV/0!	0.00
Rental Income	20,220.00	18,535.00	20,220.00	20,220.00	0.00%	0.00
Interest Earned	2,756.73	2,524.49	2,529.49	2,529.49	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>	1,113,533.31	1,111,616.12	1,113,306.12	1,129,921.51	1.49%	16615.39
<b>OPERATING FUND</b>						
<b>General &amp; Administrative</b>						
Management Fee	268,908.95	268,909.01	268,909.01	282,408.95	5.02%	13499.94
Front Office	94,408.77	86,541.40	94,408.77	94,408.77	0.00%	0.00
Insurance	50,833.65	50,667.00	50,667.00	51,907.00	2.45%	1240.00
Legal	230.00	0.00	0.00	230.00	#DIV/0!	230.00
Acctg/Audit Expense	10,054.00	9,800.00	9,800.00	10,094.00	3.00%	294.00
Directors' Expense	161.00	28.71	161.00	161.00	0.00%	0.00
Interest	22,072.00	20,833.15	22,072.00	22,072.00	0.00%	0.00
Emp Unit Depreciation - Partially Unfunded	11,372.00	10,424.37	11,372.00	11,372.00	0.00%	0.00
Direct Office Expense	1,521.94	1,395.13	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
<b>Depreciation</b>	23,985.00	21,986.25	23,985.00	23,985.00	0.00%	0.00
Telephone & Internet Systems	823.48	634.28	691.94	691.94	0.00%	0.00
Vehicle Rental	20,650.53	18,929.53	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	150.00	144.39	150.00	150.00	0.00%	0.00
Total	505,171.32	490,293.22	504,389.19	519,653.13	3.03%	15263.94
	4,565					
<b>Utilities</b>						
Electric	39,491.00	41,710.81	43,710.81	45,022.00	3.00%	1311.19
Telephone Service	11,423.00	9,419.83	10,336.56	10,647.00	3.00%	310.44
Gas	87,860.97	89,354.64	96,854.64	100,244.55	3.50%	3389.91
Water & Sewer	26,721.41	18,873.39	20,970.43	25,919.46	23.60%	4949.03
Cable TV	13,533.94	12,279.36	13,393.47	14,063.14	5.00%	669.67
Trash Collection	4,795.00	2,269.32	4,269.32	4,483.00	5.01%	213.68
Total	183,825.32	173,907.35	189,535.23	200,379.15	5.72%	10843.92
<b>Repairs &amp; Maintenance</b>						
Repairs & Maint - SLC	88,740.94	91,552.59	96,552.59	91,552.59	-5.18%	-5000.00
Repairs & Maint - Cont	35,819.71	23,411.41	24,911.41	24,911.41	0.00%	0.00
Supplies	15,478.98	9,639.24	12,139.24	12,139.24	0.00%	0.00
Pool Maintenance	31,464.20	29,188.60	31,188.60	31,188.60	0.00%	0.00
Firewood	12,561.81	2,705.35	3,246.35	3,246.35	0.00%	0.00
Window Washing	8,740.00	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	2,760.00	0.00	2,500.00	2,500.00	0.00%	0.00
Pest Control	1,868.54	2,004.04	2,004.04	1,868.54	-6.76%	-135.50
Painting & Staining	10,952.86	10,266.12	10,266.12	10,266.12	0.00%	0.00
Groundskeeping	43,151.40	46,844.35	51,844.35	51,844.35	0.00%	0.00
Snow Removal	11,679.49	11,330.90	11,330.90	11,330.90	0.00%	0.00
Custodial Services	69,112.75	60,954.97	66,954.97	66,954.97	0.00%	0.00
Equip Service Contracts	35,337.61	32,674.55	35,337.61	36,397.74	3.00%	1060.13
Roof Repair & Maint	600.00	0.00	600.00	600.00	0.00%	0.00
Special Projects		0.00	0.00	1,500.00	#DIV/0!	1500.00
Total	368,268.29	324,942.12	357,616.18	355,040.81	-0.72%	-2575.37
		-2.89%	-10,652.11			
<b>CAPITAL IMPROVEMENT FUND</b>	81,697.00	74,888.88	81,697.00	81,697.00	0.00%	0.00
<b>CONTINGENCY</b>	0.00	0.00	0.00	0.00	0.00%	
<b>APPLICATION OF FUNDS</b>	1,138,961.93	1,064,031.57	1,133,237.60	1,156,770.09	2.08%	23532.49
<b>NET BALANCE</b>	-25,428.62	47,584.55	-19,931.48	-26,848.58		
<b>TOTAL ASSESSMENTS</b>	1,090,556.58	1,090,556.63	1,090,556.63	1,107,172.02		
<b>TOTAL AVAILABLE FUNDS</b>	1,135,757.89	1,152,675.12	1,154,365.12	1,154,253.06		
<b>TOTAL APPLICATION OF FUNDS</b>	1,138,961.93	1,064,031.57	1,133,237.60	1,156,770.09		
<b>TOTAL NET BALANCE</b>	-3,204.03	88,643.55	21,127.52	-2,517.03		
Adj Unfunded Emp Unit Depr - Principal	3,204.03		3,204.03	2,517.03		
Ending Balance	0.00		24,331.55	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to per Board	0.00		24,331.55			