

<b>Chamonix At Woodrun - Budget</b>						
Year of 2012-2013				1		
	BUDGET 2011-2012	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2012-13	% Variance	\$ Variance
<b>PRIOR YEAR BALANCE - Net of Emp Unit Depreciation &amp; Principal Debt reduction</b>	0.00	0.00	0.00	-10.13		
<b>INCOME</b>						
Regular Assessments (Incl. Emp Unit)	1,100,556.57	1,100,556.60	1,100,556.60	1,090,556.60	-0.91%	-10,000.00
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
Conference Room Lease + Interest	0.00	0.00	0.00	0.00	0.00%	0.00
Interest Earned	2,287.29	2,006.72	2,189.15	2,189.15	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>	<b>1,123,063.86</b>	<b>1,121,098.32</b>	<b>1,122,965.75</b>	<b>1,112,965.75</b>	<b>-0.89%</b>	<b>-10000.00</b>
<b>OPERATING FUND</b>						
<b>General &amp; Administrative</b>			202,500.00	64,474.70		
Management Fee	266,974.70	266,974.70	266,974.70	266,974.70	0.00%	0.00
Front Office	91,659.00	84,020.75	91,659.00	91,659.00	0.00%	0.00
Insurance	46,089.05	45,063.43	45,063.43	48,217.87	7.00%	3154.44
Legal	230.00	87.50	87.50	230.00	162.86%	142.50
Acctg/Audit Expense	9,450.00	9,300.00	9,300.00	9,765.00	5.00%	465.00
Directors' Expense	161.00	21.00	161.00	161.00	0.00%	0.00
Interest	23,290.00	21,980.00	23,289.72	22,706.00	-2.51%	-583.72
Emp Unit Depreciation - Partially Unfunded	11,372.00	10,424.33	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>	<b>25,917.04</b>	<b>21,986.25</b>	<b>23,985.00</b>	<b>23,985.00</b>	<b>0.00%</b>	<b>0.00</b>
Telephone & Internet Systems	600.00	1,220.83	1,331.81	1,331.81	0.00%	0.00
Vehicle Rental	18,773.21	17,208.73	18,773.21	20,650.53	10.00%	1877.32
Miscellaneous G & A	150.00	106.00	150.00	150.00	0.00%	0.00
<b>Total</b>	<b>496,187.94</b>	<b>479,788.65</b>	<b>493,669.31</b>	<b>498,724.85</b>	<b>1.02%</b>	<b>5055.54</b>
<b>Utilities</b>						
Electric	35,614.00	35,346.63	36,929.96	38,776.00	5.00%	1846.04
Telephone Service	11,781.00	12,443.11	13,580.11	14,667.00	8.00%	1086.89
Gas	107,857.02	88,811.61	91,112.36	93,845.73	3.00%	2733.37
Water & Sewer	21,862.76	22,083.81	22,083.81	24,292.19	10.00%	2208.38
Cable TV	12,475.33	11,420.71	12,460.37	13,083.39	5.00%	623.02
Trash Collection	4,499.00	4,152.40	4,652.40	5,118.00	10.01%	465.60
<b>Total</b>	<b>194,089.11</b>	<b>174,258.27</b>	<b>180,819.01</b>	<b>189,782.31</b>	<b>4.96%</b>	<b>8963.30</b>
<b>Repairs &amp; Maintenance</b>						
Repairs & Maint - SLC	82,516.07	71,671.90	77,671.90	77,671.90	0.00%	0.00
Repairs & Maint - Cont	27,500.00	16,596.13	49,105.83	30,194.14	-38.51%	-18911.69
Supplies	12,710.09	10,438.30	13,027.74	13,027.74	0.00%	0.00
Pool Maintenance	29,954.95	32,181.38	36,181.38	34,181.38	-5.53%	-2000.00
Firewood	12,195.93	6,464.03	12,195.93	12,195.93	0.00%	0.00
Window Washing	11,330.00	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	1,795.00	2,515.00	2,515.00	2,515.00	0.00%	0.00
Pest Control	1,767.48	1,762.79	1,762.79	1,868.54	6.00%	105.75
Painting & Staining	10,952.86	5,325.75	10,952.86	10,952.86	0.00%	0.00
Groundskeeping	44,965.65	36,394.56	41,894.56	41,894.56	0.00%	0.00
Snow Removal	11,339.31	6,694.75	6,694.75	11,339.31	69.38%	4644.56
Custodial Services	67,099.76	60,996.12	67,099.76	67,099.76	0.00%	0.00
Equip Service Contracts	30,784.74	30,809.09	33,309.09	34,308.36	3.00%	999.27
Roof Repair & Maint	600.00	0.00	600.00	600.00	0.00%	0.00
Special Projects	0.00	0.00	0.00		#DIV/0!	0.00
<b>Total</b>	<b>345,511.84</b>	<b>286,219.80</b>	<b>361,751.59</b>	<b>346,589.48</b>	<b>-4.19%</b>	<b>-15162.11</b>
<b>CAPITAL IMPROVEMENT FUND</b>	<b>91,697.00</b>	<b>84,055.62</b>	<b>91,697.00</b>	<b>81,697.00</b>	<b>-10.91%</b>	<b>-10000.00</b>
<b>CONTINGENCY</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	
<b>APPLICATION OF FUNDS</b>	<b>1,127,485.89</b>	<b>1,024,322.34</b>	<b>1,127,936.91</b>	<b>1,116,793.65</b>	<b>-0.99%</b>	<b>-11143.27</b>
<b>NET BALANCE</b>	<b>-4,422.03</b>	<b>96,775.98</b>	<b>-4,971.16</b>	<b>-3,827.90</b>		
<b>TOTAL ASSESSMENTS</b>	<b>1,100,556.57</b>	<b>1,100,556.60</b>	<b>1,100,556.60</b>	<b>1,090,556.60</b>		
<b>TOTAL AVAILABLE FUNDS</b>	<b>1,123,063.86</b>	<b>1,121,098.32</b>	<b>1,122,965.75</b>	<b>1,112,965.75</b>		
<b>TOTAL APPLICATION OF FUNDS</b>	<b>1,127,485.89</b>	<b>1,024,322.34</b>	<b>1,127,936.91</b>	<b>1,116,793.65</b>		
<b>TOTAL NET BALANCE</b>	<b>-4,422.03</b>	<b>96,775.98</b>	<b>-4,971.16</b>	<b>-3,827.90</b>		
Adj Unfunded Emp Unit Depr - Principal	4,422.03		4,961.03	3,838.03		
Ending Balance	4,422.03		-10.13	10.13		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to per Board	0.00		-10.13			