

Chamonix At Woodrun - Budget

Year of 2019-2020

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	BUDGET 2018-2019	9 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2019-20	% Variance	\$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	15,926.01	43,222.00	43,222.00	34,315.00		\$ -
INCOME	981,562.87	981,562.88	981,562.87	981,562.87	0.00%	\$0.00
Regular Assessments (Incl. Emp Unit)	1,305,562.87	1,305,562.88	1,305,562.87	1,305,562.87	0.00%	0.00
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	20,220.00	0.00%	0.00
Interest Earned	1,337.73	2,815.81	2,815.81	1,400.00	-50.28%	-1415.81
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
TOTAL INCOME	1,327,120.60	1,323,543.69	1,328,598.68	1,327,182.87	-0.11%	-1415.81
OPERATING FUND						
General & Administrative	73,921.43	55,441.08	73,921.43	73,921.43	0.00%	0.00
Management Fee	397,921.43	379,441.08	397,921.43	397,921.43	0.00%	0.00
Front Office	94,408.77	70,806.60	94,408.77	94,408.77	0.00%	0.00
Insurance	53,719.97	53,442.27	53,442.27	56,114.38	5.00%	2672.11
Legal	230.00	75.00	230.00	230.00	0.00%	0.00
Acctg/Audit Expense	11,304.00	11,225.00	11,225.00	11,562.00	3.00%	337.00
Directors' Expense	300.00	57.51	300.00	300.00	0.00%	0.00
Interest	18,009.00	13,599.66	18,009.00	16,979.00	-5.72%	-1030.00
Emp Unit Depreciation - Partially Unfunded	11,372.04	8,529.03	11,372.04	11,372.04	0.00%	0.00
Direct Office Expense	1,521.94	1,141.47	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
Depreciation	3,541.20	1,401.00	1,868.00	1,868.00	0.00%	0.00
Telephone & Internet Systems	1,000.00	190.77	800.00	1,000.00	25.00%	200.00
Vehicle Rental	25,211.95	18,909.00	25,211.95	25,211.95	0.00%	0.00
Miscellaneous G & A	250.00	337.31	337.31	337.31	0.00%	0.00
Total	618,790.30	559,155.70	616,647.71	618,826.82	0.35%	2179.11
	294,790.30	Excludes Inducement	292,647.71	294,826.82	0.74%	2179.11
Utilities						
Electric	45,365.00	36,618.41	44,118.41	46,324.00	5.00%	2205.59
Telephone Service	12,716.00	7,697.61	10,187.61	10,493.00	3.00%	305.39
Gas	103,588.23	90,874.75	105,574.75	110,853.49	5.00%	5278.74
Water & Sewer	35,875.31	24,832.81	33,531.81	36,884.99	10.00%	3353.18
Cable TV	16,992.71	12,574.01	16,600.01	17,430.01	5.00%	830.00
Trash Collection	7,261.55	4,985.29	6,985.29	7,683.82	10.00%	698.53
Total	221,798.80	177,582.88	216,997.88	229,669.31	5.84%	12671.43
Repairs & Maintenance				0%		
Repairs & Maint - SLC	69,511.35	52,302.75	69,511.35	71,110.11	2.30%	1598.76
Repairs & Maint - Cont	40,776.16	14,986.67	30,582.12	30,582.12	0.00%	0.00
Supplies	14,081.62	11,179.43	17,081.62	14,504.07	-15.09%	-2577.55
Pool Maintenance	33,008.23	24,098.27	32,017.98	32,754.40	2.30%	736.42
Firewood	6,876.10	6,450.00	6,876.10	7,034.25	2.30%	158.15
Window Washing	13,568.85	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	1,552.50	0.00	1,552.50	1,552.50	0.00%	0.00
Pest Control	1,933.92	1,868.54	1,868.54	1,933.92	3.50%	65.38
Painting & Staining	13,210.54	11,257.00	15,000.00	15,000.00	0.00%	0.00
Groundskeeping	76,132.65	50,159.44	76,132.65	77,883.70	2.30%	1751.05
Snow Removal	6,813.13	18,615.03	18,615.03	15,903.13	-14.57%	-2711.90
Custodial Services	84,267.27	66,224.04	85,952.62	87,929.53	2.30%	1976.91
Equip Service Contracts	41,164.84	29,207.54	41,164.84	42,399.79	3.00%	1234.95
Roof Repair & Maint	621.00	774.00	774.00	1,000.00	29.20%	226.00
Special Projects	0.00	0.00	0.00	0.00	0.00%	0.00
Total	403,518.16	291,492.71	405,869.35	408,327.52	0.61%	2458.17
CAPITAL IMPROVEMENT FUND	98,080.77	73,560.60	98,080.77	102,785.25	4.80%	4704.48
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,342,188.03	1,101,791.89	1,337,595.71	1,359,608.91	1.65%	22013.20
NET BALANCE	-15,067.43	221,751.80	-8,997.03	-32,426.03		
TOTAL ASSESSMENTS	1,305,562.87	1,305,562.88	1,305,562.87	1,305,562.87		
TOTAL AVAILABLE FUNDS	1,343,046.61	1,366,765.69	1,371,820.68	1,361,497.87		
TOTAL APPLICATION OF FUNDS	1,342,188.03	1,101,791.89	1,337,595.71	1,359,608.91		
TOTAL NET BALANCE	858.59	264,973.80	34,224.97	1,888.97		
Adj Unfunded Emp Unit Depr - Principal	-858.97		90.03	-1,888.97		
Ending Balance	-0.38		34,315.00	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to _____ per Board	0.00		34,315.00			