

<b>Chamonix At Woodrun - Budget</b>							
	Year of 2020-2021				1		
	BUDGET 2019-2020	9 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2020-21	% Variance	\$ Variance	
<b>PRIOR YEAR BALANCE - Net of Emp Unit Depreciation &amp; Principal Debt reduction</b>	34,315.00	34,315.00	34,315.00	20,649.11		\$ (0.01)	
<b>INCOME</b>	981,562.87	981,562.88	981,562.88	963,082.51	-1.88%	-\$18,480.36	
Regular Assessments (Incl. Emp Unit)	1,305,562.87	1,305,562.88	1,305,562.88	1,287,082.51	-1.42%	-18,480.37	
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	1,400.00	846.82	1,050.00	1,050.00	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>	1,327,182.87	1,321,574.70	1,326,832.88	1,308,352.51	-1.39%	-18480.37	
<b>OPERATING FUND</b>	324,000.00			324,000.00			
<b>General &amp; Administrative</b>	73,921.43	55,440.85	73,921.43	55,441.07	-25.00%	-18480.36	
Management Fee	397,921.43	379,440.85	397,921.43	379,441.07	-4.64%	-18480.36	
Front Office	94,408.77	70,806.60	94,408.77	94,408.77	0.00%	0.00	
Insurance	56,114.38	54,539.00	54,539.00	57,265.95	5.00%	2726.95	
Legal	230.00	2,189.16	2,189.16	230.00	-89.49%	-1959.16	
Acctg/Audit Expense	11,562.00	9,750.00	11,562.00	11,909.00	3.00%	347.00	
Directors' Expense	300.00	196.91	300.00	300.00	0.00%	0.00	
Interest	16,979.00	12,835.51	16,979.00	15,863.00	-6.57%	-1116.00	
Emp Unit Depreciation - Partially Unfunded	11,372.04	8,529.03	11,372.00	11,372.00	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	
<b>Depreciation</b>	1,868.00	1,401.03	1,868.00	1,868.00	0.00%	0.00	
Telephone & Internet Systems	1,000.00	398.67	500.00	500.00	0.00%	0.00	
Vehicle Rental	25,211.95	18,909.00	25,211.95	25,211.95	0.00%	0.00	
Miscellaneous G & A	337.31	534.00	534.00	534.00	0.00%	0.00	
Total	618,826.82	560,671.23	618,907.25	600,425.68	-2.99%	-18481.57	
	294,826.82	Excludes Inducement	294,907.25	276,425.68	-6.27%	-18481.57	
<b>Utilities</b>							
Electric	46,324.00	39,997.87	49,103.44	50,577.00	3.00%	1473.56	
Telephone Service	10,493.00	7,605.48	10,178.21	10,484.00	3.00%	305.79	
Gas	110,853.49	79,634.24	95,250.00	98,107.50	3.00%	2857.50	
Water & Sewer	36,884.99	28,959.14	35,837.90	36,913.04	3.00%	1075.14	
Cable TV	17,430.01	13,961.46	16,835.92	17,677.72	5.00%	841.80	
Trash Collection	7,683.82	3,517.36	7,683.82	8,068.01	5.00%	384.19	
Total	229,669.31	173,675.55	214,889.29	221,827.27	3.23%	6937.98	
<b>Repairs &amp; Maintenance</b>							
Repairs & Maint - SLC	71,110.11	30,852.00	48,852.00	71,110.11	45.56%	22258.11	
Repairs & Maint - Cont	30,582.12	30,949.24	42,000.00	30,582.12	-27.19%	-11417.88	
Supplies	14,504.07	8,163.69	14,504.07	14,939.19	3.00%	435.12	
Pool Maintenance	32,754.40	24,738.61	36,000.00	36,000.00	0.00%	0.00	
Firewood	7,034.25	7,257.00	11,037.00	7,034.25	-36.27%	-4002.75	
Window Washing	8,740.00	5,794.00	8,740.00	8,740.00	0.00%	0.00	
Chimney Sweeping	1,552.50	0.00	750.00	1,552.50	107.00%	802.50	
Pest Control	1,933.92	1,868.54	1,868.54	1,933.92	3.50%	65.38	
Painting & Staining	15,000.00	2,821.65	5,000.00	7,500.00	50.00%	2500.00	
Groundskeeping	77,883.70	49,558.29	77,883.70	77,883.70	0.00%	0.00	
Snow Removal	15,903.13	13,589.60	14,000.00	15,903.13	13.59%	1903.13	
Custodial Services	87,929.53	50,990.00	65,000.00	87,929.53	35.28%	22929.53	
Equip Service Contracts	42,399.79	27,740.66	37,000.00	38,850.00	5.00%	1850.00	
Roof Repair & Maint	1,000.00	44.00	1,000.00	1,000.00	0.00%	0.00	
Special Projects	0.00	0.00	0.00	0.00	0.00%	0.00	
Total	408,327.52	254,367.28	363,635.31	400,958.45	10.26%	37323.14	
<b>CAPITAL IMPROVEMENT FUND</b>	102,785.25	77,088.96	102,785.25	102,785.25	0.00%	0.00	
<b>CONTINGENCY</b>	0.00	0.00	0.00	0.00	0.00%		
<b>APPLICATION OF FUNDS</b>	1,359,608.90	1,065,803.02	1,300,217.10	1,325,996.66	1.98%	25779.56	
<b>NET BALANCE</b>	-32,426.03	255,771.68	26,615.78	-17,644.14			
<b>TOTAL ASSESSMENTS</b>	1,305,562.87	1,305,562.88	1,305,562.88	1,287,082.51			
<b>TOTAL AVAILABLE FUNDS</b>	1,361,497.87	1,355,889.70	1,361,147.88	1,329,001.63			
<b>TOTAL APPLICATION OF FUNDS</b>	1,359,608.90	1,065,803.02	1,300,217.10	1,325,996.66			
<b>TOTAL NET BALANCE</b>	1,888.97	290,086.68	60,930.78	3,004.97			
Adj Unfunded Emp Unit Depr - Principal	-1,888.97		90.03	-3,004.97			
Ending Balance	0.00		61,020.81	0.00			
Reduce Cumulative Op Fund Deficit							
Trns Surplus to Reserve per Board	0.00		40,371.70				