

Chamonix At Woodrun - Budget

Year of 2015-2016

1

	BUDGET 2014-2015	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2015-16	% Variance	\$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	24,331.55	30,675.00	30,675.00	13,061.85		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,107,172.02	1,107,171.95	1,107,172.02	1,107,172.02	0.00%	0.00
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
Interest Earned	2,529.49	2,619.44	2,624.44	2,624.44	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
TOTAL INCOME	1,129,921.51	1,128,326.39	1,130,016.46	1,130,016.46	0.00%	0.00
OPERATING FUND						
General & Administrative				66,408.95		
Management Fee	282,408.95	282,408.95	282,408.95	282,408.95	0.00%	0.00
Front Office	94,408.77	86,541.44	94,408.77	94,408.77	0.00%	0.00
Insurance	51,907.00	52,033.82	52,033.82	54,635.51	5.00%	2601.69
Legal	230.00	545.00	545.00	230.00	-57.80%	-315.00
Acctg/Audit Expense	10,094.00	10,000.00	10,000.00	10,300.00	3.00%	300.00
Directors' Expense	161.00	237.30	300.00	300.00	0.00%	0.00
Interest	22,072.00	20,186.37	21,385.87	20,699.87	-3.21%	-686.00
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
Depreciation	23,985.00	4,183.63	4,563.96	4,563.96	0.00%	0.00
Telephone & Internet Systems	691.94	3,143.25	3,429.00	1,000.00	-70.84%	-2429.00
Vehicle Rental	20,650.53	18,929.59	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	150.00	169.14	169.14	175.00	3.46%	5.86
Total	519,653.13	490,197.99	502,788.98	502,266.53	-0.10%	-522.45
Utilities				12,704.88		
Electric	45,022.00	38,271.37	41,271.37	42,510.00	3.00%	1238.63
Telephone Service	10,647.00	10,144.33	11,069.33	11,180.00	1.00%	110.67
Internet Upgrade, PoinTs in Unit	0.00	0.00	0.00	1,524.88	100.00%	1524.88
Gas	100,244.55	88,686.05	96,186.05	99,552.56	3.50%	3366.51
Water & Sewer	25,919.46	25,331.73	27,680.35	28,510.76	3.00%	830.41
Cable TV	14,063.14	12,617.60	13,777.11	14,585.15	5.87%	808.04
Trash Collection	4,483.00	3,724.14	5,244.14	5,506.00	4.99%	261.86
Total	200,379.15	178,775.22	195,228.35	203,369.35	4.17%	8141.00
Repairs & Maintenance						
Repairs & Maint - SLC	91,552.59	91,758.08	97,958.08	92,958.08	-5.10%	-5000.00
Repairs & Maint - Cont	24,911.41	17,458.36	18,958.36	18,958.36	0.00%	0.00
Supplies	12,139.24	12,808.29	15,292.89	15,292.89	0.00%	0.00
Pool Maintenance	31,188.60	36,679.66	38,679.66	33,000.00	-14.68%	-5679.66
Firewood	3,246.35	5,928.02	5,928.02	3,246.35	-45.24%	-2681.67
Window Washing	8,740.00	10,520.00	10,520.00	6,960.00	-33.84%	-3560.00
Chimney Sweeping	2,500.00	740.00	1,500.00	1,500.00	0.00%	0.00
Pest Control	1,868.54	1,868.54	1,868.54	1,868.54	0.00%	0.00
Painting & Staining	10,266.12	4,854.49	4,854.49	4,956.31	2.10%	101.82
Groundskeeping	51,844.35	56,347.66	61,347.66	55,000.00	-10.35%	-6347.66
Snow Removal	11,330.90	8,665.36	8,665.36	11,330.90	30.76%	2665.54
Custodial Services	66,954.97	62,445.92	66,954.97	66,954.97	0.00%	0.00
Equip Service Contracts	36,397.74	32,346.34	36,397.74	37,489.67	3.00%	1091.93
Roof Repair & Maint	600.00	693.54	693.54	600.00	-13.49%	-93.54
Special Projects	1,500.00	0.00	1,500.00	0.00	0.00%	-1500.00
Total	355,040.81	343,114.26	371,119.31	350,116.07	-5.66%	-21003.24
CAPITAL IMPROVEMENT FUND	81,697.00	74,888.88	81,697.00	89,099.39	9.06%	7402.39
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,156,770.09	1,086,976.35	1,150,833.64	1,144,851.34	-0.52%	-5982.30
NET BALANCE	-26,848.58	41,350.04	-20,817.18	-14,834.88		
TOTAL ASSESSMENTS	1,107,172.02	1,107,171.95	1,107,172.02	1,107,172.02		
TOTAL AVAILABLE FUNDS	1,154,253.06	1,159,001.39	1,160,691.46	1,143,078.31		
TOTAL APPLICATION OF FUNDS	1,156,770.09	1,086,976.35	1,150,833.64	1,144,851.34		
TOTAL NET BALANCE	-2,517.03	72,025.04	9,857.82	-1,773.03		
Adj Unfunded Emp Unit Depr - Principal	2,517.03		3,204.03	1,773.03		
Ending Balance	0.00		13,061.85	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to per Board	0.00		13,061.85			