

	Budget 2021	9 month Actual	12 month 2021 Estimated	Budget 2022	Phase I&II	Phase III	Budget Totals 2022	Budget In 2021	Budget Net Change
PRIOR YEAR BALANCE	-13418.05	-13,418.05	-13,418.05	568.12	-271.04	-297.08	0.00	-13,418	
INCOME									
Assessments	832220.81	626,254.52	832,220.94	810,788	3,357	46,444	860,589.31	832,220.81	28368.50
Special Assessment	620000.00	620,000.00	620,000.00	0	0	0	-	620,000	
Interest	967.00	1,657.79	1,746.77	967	0	0	967.00	967	
Miscellaneous Revenue	0.00	0.00	0.00	0	0	0	-	0	
TOTAL INCOME	1453187.81	1,247,912.31	1,453,967.71	811,755	3,357	46,444	861,556.31	1,453,188	
OPERATING FUND									
General & Administrative									18,675
Management Fee	51899.00	38,924.28	51,899.00	51,899	0	0	51,899.00	51,899	0
Insurance	151376.00	160,328.22	160,328.22	168,938	0	0	168,938.00	151,376	17,562
Insurance - Special Allocations PH I&II	1976.57	2,122.61	2,122.61	0	2,186	0	2,186.29	1,977	210
Insurance - Special Allocations PH III	9609.42	10,206.50	10,206.50	0	0	10,513	10,512.70	9,609	903
Legal	2500.00	12,326.39	12,326.39	10,000	0	0	10,000.00	2,500	7,500
Acctg/Audit Expense	2000.00	1,910.00	1,910.00	2,000	0	0	2,000.00	2,000	0
Income Taxes	0.00	0.00	0.00	0	0	0	-	0	0
Direct Office Expense	1485.00	1,113.75	1,485.00	1,485	0	0	1,485.00	1,485	0
Miscellaneous G & A	1000.00	427.05	1,000.00	1,000	0	0	1,000.00	1,000	0
Total G&A	221845.99	227,358.80	241,277.72	235,322	2,186	10,513	248,020.99	221,846	26,175
Utilities									
Electric - PH I & II	775.00	769.38	900.00	0	900	0	900.00	775	125
Electric - PH III	2600.00	1,322.13	2,300.00	0	0	2,475	2,475.00	2,600	-125
Gas	159.36	112.19	159.36	0	0	159	159.36	159	0
Water & Sewer	76125.00	49,488.82	68,511.00	71,937	0	0	71,936.55	76,125	-4,188
Trash Collection	6000.00	2,565.94	5,500.00	6,000	0	0	6,000.00	6,000	0
Total Utilities	85659.36	54,258.46	77,370.36	77,937	900	2,634	81,470.91	85,659	-4,188
Repairs & Maintenance									
Repairs & Maint - General	75000.00	35,349.70	60,000.00	75,000	0	0	75,000.00	75,000	0
Supplies	600.00	187.98	350.00	600	0	0	600.00	600	0
Window Cleaning	10000.00	4,920.00	9,840.00	10,000	0	0	10,000.00	10,000	0
Chimney Sweeping	1500.00	1,230.00	1,230.00	1,500	0	0	1,500.00	1,500	0
Pest Control	9000.00	5,985.50	8,775.00	9,000	0	0	9,000.00	9,000	0
Ski Lift Operation	33000.00	15,473.98	33,000.00	0	0	33,000	33,000.00	33,000	0
Painting & Staining	3200.00	0.00	2,135.00	23,000	0	0	23,000.00	3,200	19,800
Groundskeeping	165000.00	141,325.54	165,000.00	165,000	0	0	165,000.00	165,000	0
Snow Removal	35000.00	26,928.50	35,000.00	35,000	0	0	35,000.00	35,000	0
Equip Service Contracts	40572.00	33,856.30	40,572.00	40,572	0	0	40,572.00	40,572	0
Roof Repair & Maint	0.00	0.00	0.00	0	0	0	-	0	0
Special Projects	620000.00	620,000.00	620,000.00	0	0	0	-	620,000	-620,000
Total R&M	992872.00	885,257.50	975,902.00	359,672	0	33,000	392,672.00	992,872	-600,200
Reserve Fund	139392.41	104,544.30	139,392.41	139,392	0	0	139,392.41	139,392	0
Contingency	0.00	0.00	0.00	0	0	0	-	0	0
TOTAL APPLICATION OF FUNDS	1439769.76	1,271,419.06	1,433,942.49	812,323	3,086	46,147	861,556.31	1,439,770	-578,213
NET BALANCE FOR PERIOD	13418.05	-23,506.75	20,025.22	-568.12	271.04	297.08	-	13,418	
BALANCE INC PRIOR YEAR	0.00	-36,924.80	6,607.17	0	0	0	0	0	
Vote to Reserve Fund/Refund/Offset 1st assess									
Carryforward									
Assessment per Townhome									
Recalc Budget					26,314.32	30,798.86			
Actual Billed Prior					24,904.34	30,922.98			
Net Change Per Unit					1,409.98	-124.12			
					1,409.98	30,922.98			
					24,904.34	-124.12			
					28,368.38				

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