

The Association of Unit Owners of Firelight Meadows Condominiums, Inc.

PROPOSED 2018 FLM Budget

	Actual					Budget			
	2012	2013	2014	2015	2016	Budget 2015	Budget 2016	Budget 2017	Budget 2018
Assessment Income	655,960	628,736	659,102	687,611	872,672	687,614	702,396	775,278	781,372
General Common Expenses:									
Insurance	52,758	48,910	61,700	60,667	75,628	60,671	62,291	82,899	78,232
Compactor Electricity	0	0	147	383	838	0	800	750	900
Landscape & Sprinkler	39,960	39,054	43,054	42,539	51,362	43,054	43,260	44,100	45,427
Landscape Upgrade	10,490	8,208	4,531	1,395		9,660	7,743	7,700	10,000
Trash Removal - Compactor	34,533	33,774	37,498	12,714	34,162	14,700	13,446	36,642	43,019
Maintenance and Repair	110,711	72,328	51,688	195,777	67,741	65,450	72,800	76,520	50,100
Snow Removal	94,000	89,609	91,669	96,878	106,418	92,950	104,500	111,333	115,000
Snow Removal Roof	0	3,915	0	1,789	3,347	10,000	3,000	3,000	3,500
Secretary	7,198	1,756	0	0		0	0	0	0
Management	98,000	100,636	101,710	101,600	104,468	105,677	104,468	107,787	104,360
Parking Management									15,000
Accounting	14,904	14,904	16,549	15,887	15,887	15,887	15,887	16,125	16,125
Legal	22,894	9,701	4,917	7,556	13,729	9,000	15,700	10,000	15,000
Postage	647	193	211	0	519	0	200	200	600
Office Expense	4,164	1,030	2,703	1,897	3,293	1,501	2,900	3,548	3,400
Taxes	0	0	373	356	1,298	435	400	2,350	1,500
Bad Debt	48,406	9,779	4,580	24,528	2,716	6,500	5,000	12,000	4,000
Meeting Expense	946	1,604	94	1,927	2,373	1,700	2,000	2,500	2,500
Bank Service Charges	0	0	0	3	0	0	0	0	0
Delinquent Water and Sewer	3,968	0	0	0	0	0	10,000	0	0
License & Fees	15	0	15	0	0	0	15	15	20
Chimney and Siding Repairs	7,755	0	0	0	0	0	0	0	0
Total General Common Expense	551,347	435,400	421,441	565,896	483,779	437,185	464,410	517,469	508,683
Limited Common Expense - Chalets									
Chimney Cleaning			6,350	10,026	8,650	8,000	10,275	10,275	10,275
Maintenance and Repairs Chalet Specific									14,685
Parking Management								12,000	0
Total Limited Common Expense - Chalets			6,350	10,026	8,650	8,000	10,275	22,275	24,960
Limited Common Expense - Condos									
Condo Utilities - Building	15,816	14,927	18,292	22,471	19,570	16,000	16,000	23,000	20,353
Reimbursement of Snow Melt Electricity	2,002	1,602	1,517	0	1,487	1,600	1,600	1,600	1,487
Telephone - Condo - Fire Alarm System	4,468	4,549	5,102	0	4,913	5,000	5,000	5,000	4,872
Condo - Cleaning and Rugs	22,230	18,210	17,968	16,740	16,785	17,850	22,500	16,740	17,100
Balasts and Lamps			985	594	72	2,500	400	400	0
Fire Alarm Monitoring			1,988	1,607	1,638	1,650	1,700	1,700	1,686
Fire Extinguisher Inspection			3,333	1,945	3,697	1,800	2,000	2,000	3,700
Maintenance and Repairs Condo Specific									6,590
Total Limited Common Expense - Condos	44,517	39,287	49,184	43,357	48,162	46,400	49,200	50,440	55,788
Total Expense	595,864	474,687	476,975	619,279	531,941	491,585	523,885	590,184	589,431
CHIMNEY REPAIR 2013	0	2,748	(900)	0		210,728	0	0	0
Postage Savings	11,824	12,489	0	0		877	0	0	0
Reserves:	0	0	0	0		0	0	0	0
Siding and Roof	0	0	0	0		157,500	164,582	171,165	178,012
Landscape Repayment	0	0	0	0		3,629	3,629	3,629	3,629
Trash Compactor Repayment	0	0	0	0		7,800	7,800	7,800	7,800
Carpet Replacement	0	0	0	0		2,500	2,500	2,500	2,500
Insurance Deductible	0	0	0	0		5,400	0	0	0
Road and General Reserve	0	0	0	0		15,400	0	0	0
Exterior Painting					414,929				0
Water & Sewer Delinquent Owners	0	48,312	2,678	0		0	0	0	0
	11,824	63,549	1,778	0	414,929	403,834	178,511	185,094	191,941
Total Expenses and Reserves	607,688	538,236	478,753	619,279	(74,198)	895,419	702,396	775,278	781,372

	2,017		2,018		Increase
	Annual	Quarterly	Annual	Quarterly	
Chalet Owners Budget	3,407	852	3,244	811	-5%
Condo Owners Budget	3,899	975	3,941	985	1%