

CONDOS
Firelight Meadows Owners Association
Condo's Budget Overview

		PROPOSED 2013 BUDGET	CONDO 2012 BUDGET	BUDGET THROUGH JULY	ACTUAL THROUGH JULY	OVER (UNDER) BUDGET
Ordinary Income/Expense						
Income						
	Assessment	258,000.00	250,880.00	188,160.00	188,160.00	0.00
	Total Income	258,000.00	250,880.00	188,160.00	188,160.00	0.00
Expenses						
	Insurance	11,836.00	10,940.00	6,381.67	7,020.78	639.11
	Building Utilities	30,000.00	28,560.00	16,660.00	15,641.65	(1,018.35)
	Common Area Lawn Care	7,811.00	9,200.00	5,520.00	3,996.00	(1,524.00)
	Landscape Upgrade - new plants flowers trees	3,040.00	1,600.00	960.00	286.31	(673.69)
	Trash Removal	35,000.00	32,320.00	18,853.33	20,063.08	1,209.75
	Fireplace Maintenance	-	1,040.00			0.00
	Snow Removal & Shoveling Roads & Entry Ways	22,480.00	23,520.00	15,680.00	15,666.64	(13.36)
	Snow and Ice Removal on Rooftops	3,700.00	3,700.00			0.00
	Cleaning and Common Area	20,000.00	13,200.00	7,700.00	13,095.00	5,395.00
	Administrative and Secretary	2,183.00	2,080.00	1,213.33	1,391.91	178.58
	Maintenance & Repair	21,280.00	29,440.00	17,173.33	7,375.92	(9,797.41)
	Property Manager	36,260.00	37,920.00	22,120.00	21,151.62	(968.38)
	Accounting	5,520.00	5,520.00	3,220.00	3,216.78	(3.22)
	Legal	14,800.00	18,480.00	10,780.00	5,753.26	(5,026.74)
	Postage & Delivery	7,680.00	7,680.00	4,480.00	72.27	(4,407.73)
	Office Expense	1,110.00	960.00	560.00	1,030.33	470.33
	Taxes	160.00	160.00	93.33		(93.33)
	Bad Debt Uncollectible	8,000.00	8,000.00	4,666.67	15,624.41	10,957.74
	Meeting Expense	400.00	400.00	233.33	72.98	(160.35)
	PSC - Consultant for Case	1,480.00			1,467.97	1,467.97
	Subtotal Expense	232,740.00	234,720.00	136,295.00	132,926.91	(4,836.06)

Siding Reserve Account 35%	2,240.00	2,240.00
Road Replacement Reserve Account 25%	5,600.00	5,600.00
General Repairs Reserve	3,720.00	-
Carpet Replacement	5,200.00	-
Road Maintenance Reserve Account 25%	2,500.00	2,320.00
Insurance Deductible Reserve	2,000.00	2,000.00
Roofing Reserve Account 40%	4,000.00	4,000.00
Subtotal Reserves	25,260.00	16,160.00
Total Expenses & Reserves	258,000.00	250,880.00

PER YEAR 3,225.00 3,136.00
PER QUARTER 806.25 784.00

CHALETS
 Firelight Meadows Owners Association
 Chalet's Budget Overview

	PROPOSED 2013 BUDGET	CHALET 2012 BUDGET	BUDGET THROUGH JULY	ACTUAL THROUGH JULY	OVER (UNDER) BUDGET
Ordinary Income/Expense					
Income					
Assessment	370,736.00	405,280.00	303,960.00	303,960.00	0.00
					0.00
Total Income	370,736.00	405,280.00	303,960.00	303,960.00	0.00
Expenses					
Insurance	38,531.00	35,870.00	20,924.17	22,854.84	1,930.67
Common Area Lawn Care	31,243.00	36,822.00	22,093.20	15,984.00	(6,109.20)
Landscape Upgrade - new plants flowers trees	5,168.00	6,494.00	3,896.40	1,145.22	(2,751.18)
Snow Removal & Shoveling Roads & Entry Ways	66,550.00	70,584.00	47,056.00	47,000.00	(56.00)
Snow and Ice Removal on Rooftops	6,290.00	6,290.00			0.00
Fireplace Maintenance & Cleaning	6,000.00	5,712.00			0.00
Administrative and Secretary	3,717.00	3,536.00	2,062.67	2,370.04	307.37
Maintenance & Repair	26,102.00	53,720.00	31,336.67	5,159.10	(26,177.57)
Property Manager	61,740.00	64,464.00	37,604.00	36,015.00	(1,589.00)
Accounting	9,384.00	9,384.00	5,474.00	5,477.22	3.22
Legal	25,200.00	31,416.00	18,326.00	9,796.10	(8,529.90)
Postage & Delivery	13,056.00	13,056.00	7,616.00	123.03	(7,492.97)
Office Expense	1,890.00	1,632.00	952.00	1,754.36	802.36
Taxes	272.00	272.00	158.67		(158.67)
Bad Debt Uncollectible	13,600.00	13,600.00	7,933.33	26,603.73	18,670.40
Meeting Expense	680.00	680.00	396.67	146.27	(250.40)
PSC - Consultant for Case	2,520.00			2,499.53	2,499.53
Chimney & Siding Repairs				7,755.35	7,755.35
Subtotal Expense	311,943.00	353,532.00	205,829.77	184,683.79	(31,400.86)
Siding Reserve Account 65%	4,080.00	4,080.00			
Road Replacement Reserve Account 75%	16,320.00	16,320.00			
Road Maintenance Reserve Account 75%	7,500.00	6,800.00			
Insurance Deductible Reserve	3,400.00	3,400.00			
General Repairs Reserve	21,373.00	15,028.00			
Roofing Reserve Account 60%	6,120.00	6,120.00			
Subtotal Reserves	58,793.00	51,748.00			
Total Expenses & Reserves	370,736.00	405,280.00			

PER YEAR 2,726.00 2,980.00
 PER QUARTER 681.50 745.00

MAINTENANCE AND REPAIR CATEGORY FOR THE BUDGET

VENDOR	MEMO	TOTAL	CHALET	CONDO
UNFORESEEN REPAIRS AND MAINTENANCE EXPENSES				
	UNFORESEEN REPAIRS TO BE SHARED EQUALLY BETWEEN ALL 216 UNITS GOING TO MAKE THIS \$6,000 PER MEETING WITH JACK	6,000.00	3,780.00	2,220.00
CONDO BUILDING LIGHTS, PROPANE GAS METER, AND FIRE ALARM SYSTEM				
FIRE SUPPRESSION SYSTEMS	FIRE EXTINGUISHER INSPECTION	1,740.00		1,740.00
KENCO	FIRE ALARM SYSTEM MONITORING	1,542.00		1,542.00
PLATT ELECTRIC	BALLASTS AND LAMPS	2,500.00		2,500.00
	CLEAN AND PROTECT HALLS AND STAIRS	4,000.00		4,000.00
SCHEDULED				
ERA TEST LLC	INSPECTION OF ALL UNITS	9,600.00	7,680.00	1,920.00

ITEMS THAT NEED TO BE DONE IN THE NEXT YEAR

ENTRY DOORS CONDOS PAINTING	1,100.00		1,100.00
PAINTING AND TOUCHUP CONDO HALLWAYS	1,100.00		1,100.00
REPAINTING OF ENTRY DOORS AND GARAGE DOORS	5,400.00	5,400.00	
PLAYGROUND EQUIPMENT MAINTENANCE	1,000.00	630.00	370.00
ROOF VENT REPAINTING CHALETS AND CONDOS	2,500.00	1,575.00	925.00
NEW SIGNS AND POSTS	7,500.00	4,725.00	2,775.00
SNOW MELT DEVICES MAINTENANCE AND REPLACEMENT	1,000.00	800.00	200.00
LAWN SPRINKLER REPAIRS AND REPLACEMENT	2,400.00	1,512.00	888.00

TOTAL	CHALET	CONDO
47,382.00	26,102.00	21,280.00