

APPROVED 2016 FLM Budget - CHALETS

	Actual				Budget	
	chalet	chalet	chalet	chalet	chalet	chalet
	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Jun 15	Budget 2015	Budget 2016
Assessment Income	405,280	370,736	411,182	214,765.60	429,533	452,023
Expense						
Insurance - Chalets 76.5% per Ed Melcher	40,360	37,416	47,201	23,290	46,415	47,653
Compactor Electricity			147	192		504
Landscape & Sprinkler 70%	31,968	31,243	34,443	10,046	30,138	30,282
Landscape Upgrade - Chalet 70%	6,953	5,168	3,165	0	6,762	5,420
Trash Removal - Compactor Chalet 63%	0	0	1,271	3,723	9,261	8,471
Maintenance and Repair	41,338	55,872	25,636	99,521	27,292	44,188
Fireplace Maintenance - Chalet	5,525	0	6,350	0	8,000	10,275
Snow Removal - Chalet 63%	70,500	67,207	64,942	39,089	58,558	65,835
Snow Removal Roof - Chalet 63%		2,745	0	1,654	6,300	1,890
Secretary - Chalet 63%	4,535	1,106	0	0		0
Management Basic Fee 63%	61,740	63,252	64,008	32,004	66,537	65,815
Accounting - Chalet 63%	9,390	9,390	10,426	5,004	10,009	10,009
Legal - Chalet 63%	14,423	6,112	3,098	3,281	5,670	9,891
Postage - Chalet 63%	407	122	133	0	0	126
Office Expense - Chalet 63%	2,625	649	1,563	597	946	1,827
Taxes - Chalet			235	224	275	252
Bad Debt	39,756	7,512	2,885	0	4,500	3,150
Meeting Expense Chalet	604	1,010	60	76	1,071	1,260
Delinquent Water and Sewer	2,500	0	0	0		6,300
License & Fees - Chalet 63%	9	0	9	0		9
Chimney and Siding Repairs	7,755	0	0	0		0
Total Expense	340,387	288,802	265,571	218,701	281,734	313,157
CHIMNEY REPAIR 2013		2,748	-900	0		0
Postage Savings	11,824	12,489		0		0
Reserves:						
Siding and Roof					127,500	131,666
Landscape Repayment					2,285	2,286
Trash Compactor Repayment					4,914	4,914
Carpet Replacement					0	0
Insurance Deductible					3,400	0
Road and General Reserve					9,700	
Water & Sewer Delinquent Owners		30,437	1,016	0		
	11,824	45,674	116	0	147,799	138,866
Total Expenses and Reserves	352,211	334,476	265,687	218,701	429,533	452,023
				136 units per year	3,158	3,324
				136 units per quarter	790	831
				increase	5%	

APPROVED 2016 FLM Budget - **CONDOS**

	Actual				Budget	
	condo	condo	condo	condo	condo	condo
	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Jun 15	Budget 2015	Budget 2016
Assessment Income	250,680	258,000	247,920	129,040	258,081	250,373
Expense						
Insurance - Condo 23.5% per Ed Melcher	12,398	11,494	14,500	7,246	14,256	14,638
Compactor Electricity						296
Condo Utilities - Building	15,816	14,927	18,292	11,743	26,400	16,000
Utilities	2,002	1,602	1,517	0	0	1,600
Telephone - Condo - Fire Alarm System	4,468	4,549	5,102	0		5,000
Condo-Landscape & Sprinkler 30%	7,992	7,811	8,611	4,305	12,916	12,978
Landscape Upgrade - Condo 30%	3,538	3,040	1,366	0	2,898	2,323
Trash Removal - Compactor Condo 37%	34,533	33,774	36,227	2,187	5,439	4,975
Maintenance and Repair	63,848	16,456	32,358	59,185	44,108	32,712
Snow Removal - Condo 37%	23,500	22,402	26,728	22,957	34,392	38,665
Snow Removal Roof - Condo 37%	0	1,170	0	135	3,700	1,110
Condo - Cleaning and Rugs	22,230	18,210	17,968	6,990	17,850	22,500
Secretary - Condo 37%	2,663	650	0	0		-
Management - Extra Work			110	0		-
Management - Condo Basic Fee 37%	36,260	37,384	37,592	18,796	39,140	38,653
Accounting - Condo 37%	5,514	5,514	6,123	2,939	5,878	5,878
Legal - Condo 37%	8,471	3,590	1,819	1,927	3,330	5,809
Postage - Condo 37%	239	72	78	0	0	74
Office Expense 37%	1,539	381	1,141	351	555	1,073
Taxes - Condo			138	132	160	148
Bad Debt	8,650	2,267	1,695	0	2,000	1,850
Meeting Expense Condo	342	593	35	45	629	740
Bank Service Charge				3		-
Delinquent Water and Sewer Accounts	1,468	0	0	0		3,700
License & Fees - Condo 37%	6	0	6	0		6
Total Expense	255,477	185,885	211,404	138,939	213,651	210,728
Reserves:						
Siding and Roof					30,000	32,916
Landscape Repayment					1,344	1,343
Trash Compactor Repayment					2,886	2,886
Carpet Replacement					2,500	2,500
Insurance Deductible					2,000	-
Road and General Reserve					5,700	
Water & Sewer Delinquent Owners		17,875	1,662	0		
	0	17,875	1,662	0	44,430	39,645
Total Expenses and Reserves	255,477	203,761	213,066	138,939	258,081	250,373

80 units per year	3,226	3,130
80 units per quarter	807	782
decrease	-3%	