

APPROVED 2017 FLM Budget - TOTAL

	Actual				Budget		
	Total	Total	Total	Total	Total	Total	Total
	2012	2013	2014	2015	Budget 2015	Budget 2016	Budget 2017
Assessment Income	655,960	628,736	659,102	687,611	687,614	702,396	775,279
General Common Expenses:							
Insurance	52,758	48,910	61,700	60,667	60,671	62,291	82,899
Compactor Electricity	0	0	147	383	0	800	750
Landscape & Sprinkler	39,960	39,054	43,054	42,539	43,054	43,260	44,100
Landscape Upgrade	10,490	8,208	4,531	1,395	9,660	7,743	7,700
Trash Removal - Compactor	34,533	33,774	37,498	12,714	14,700	13,446	36,642
Maintenance and Repair	110,711	72,328	64,344	209,949	79,400	87,175	90,895
Snow Removal	94,000	89,609	91,669	96,878	92,950	104,500	111,333
Snow Removal Roof	0	3,915	0	1,789	10,000	3,000	3,000
Secretary	7,198	1,756	0	0	0	0	0
Management	98,000	100,636	101,710	101,600	105,677	104,468	107,787
Accounting	14,904	14,904	16,549	15,887	15,887	15,887	16,125
Legal	22,894	9,701	4,917	7,556	9,000	15,700	10,000
Postage	647	193	211	0	0	200	200
Office Expense	4,164	1,030	2,703	1,897	1,501	2,900	3,548
Taxes	0	0	373	356	435	400	2,350
Bad Debt	48,406	9,779	4,580	24,528	6,500	5,000	12,000
Meeting Expense Chalet	946	1,604	94	1,927	1,700	2,000	2,500
Bank Service Charges	0	0	0	3	0	0	0
Delinquent Water and Sewer	3,968	0	0	0	0	10,000	0
License & Fees	15	0	15	0	0	15	15
Chimney and Siding Repairs	7,755	0	0	0	0	0	0
Total General Common Expense	551,347	435,400	434,097	580,068	451,135	478,785	531,844
Limited Common Expense - Chalets							
Parking Management - Evenings/Weekends							12,000
Total Limited Common Expense - Chalets							12,000
Limited Common Expense - Condos							
Condo Utilities - Building	15,816	14,927	18,292	22,471	16,000	16,000	23,000
Reimbursement of Snow Melt Electricity	2,002	1,602	1,517	0	1,600	1,600	1,600
Telephone - Condo - Fire Alarm System	4,468	4,549	5,102	0	5,000	5,000	5,000
Condo - Cleaning and Rugs	22,230	18,210	17,968	16,740	17,850	22,500	16,740
Total Limited Common Expense - Condos	44,517	39,287	42,878	39,211	40,450	45,100	46,340
Total Expense	595,864	474,687	476,975	619,279	491,585	523,885	590,184
CHIMNEY REPAIR 2013	0	2,748	(900)	0	210,728	0	0
Postage Savings	11,824	12,489	0	0	877	0	0
Reserves:	0	0	0	0	0	0	0
Siding and Roof	0	0	0	0	157,500	164,582	171,165
Landscape Repayment	0	0	0	0	3,629	3,629	3,629
Trash Compactor Repayment	0	0	0	0	7,800	7,800	7,800
Carpet Replacement	0	0	0	0	2,500	2,500	2,500
Insurance Deductible	0	0	0	0	5,400	0	0
Road and General Reserve	0	0	0	0	15,400	0	0
Water & Sewer Delinquent Owners	0	48,312	2,678	0	0	0	0
	11,824	63,549	1,778	0	403,834	178,511	185,094
Total Expenses and Reserves	607,688	538,236	478,753	619,279	895,419	702,396	775,278

APPROVED 2017 FLM Budget - CHALETS

	Actual					Budget		
	Chalet	Chalet	Chalet	Chalet	Chalet	Chalet	Chalet	Chalet
	2012	2013	2014	2015	Jan - Jun 2016	Budget 2015	Budget 2016	Budget 2017
Assessment Income	405,280	370,736	411,182	429,531	226,032	429,533	452,023	463,397
General Common Expenses:								
Insurance	40,360	37,416	47,201	46,340	26,667	46,415	47,653	52,227
Compactor Electricity			147	383	226		504	473
Landscape & Sprinkler	31,968	31,243	34,443	28,252	10,193	30,138	30,282	27,783
Landscape Upgrade	6,953	5,168	3,165	964		6,762	5,420	4,851
Trash Removal - Compactor	-	-	1,271	8,010	10,169	9,261	8,471	23,084
Maintenance and Repair	46,863	55,872	31,986	133,566	47,783	35,292	54,463	58,565
Snow Removal	70,500	67,207	64,942	61,033	43,890	58,558	65,835	70,140
Snow Removal Roof		2,745	-	1,654	1,696	6,300	1,890	1,890
Secretary	4,535	1,106	-	-	-	-	-	-
Management Basic Fee	61,740	63,252	64,008	64,008	32,907	66,537	65,815	67,906
Accounting	9,390	9,390	10,426	10,009	5,004	10,009	10,009	10,159
Legal	14,423	6,112	3,098	4,760	5,701	5,670	9,891	6,300
Postage	407	122	133	-	51	-	126	126
Office Expense	2,625	649	1,563	1,195	1,086	946	1,827	2,235
Taxes			235	224	818	275	252	1,481
Bad Debt	39,756	7,512	2,885	15,786	3,731	4,500	3,150	7,560
Meeting Expense	604	1,010	60	1,214	857	1,071	1,260	1,575
Bank Service Charges								
Delinquent Water and Sewer	2,500	-	-	-	-		6,300	
License & Fees	9	-	9	-	-		9	9
Chimney and Siding Repairs	7,755	-	-	-	-			
Total General Common Expense	340,387	288,802	265,571	377,398	190,779	281,734	313,157	336,363
Limited Common Expense - Chalets								
Parking Management - Evenings/Weekends								12,000
Total Limited Common Expense - Chalets								12,000
Limited Common Expense - Condos								
Condo Utilities - Building								
Reimbursement of Snow Melt Electricity								
Telephone - Condo - Fire Alarm System								
Condo - Cleaning and Rugs								
Total Limited Common Expense - Condos	-	-	-	-	-	-	-	-
Total Expense	340,387	288,802	265,571	377,398	190,779	281,734	313,157	348,363
CHIMNEY REPAIR 2013		2,748	900	-	-			
Postage Savings	11,824	12,489						
Reserves:								
Siding and Roof						127,500	131,666	107,834
Landscape Repayment						2,285	2,286	2,286
Trash Compactor Repayment						4,914	4,914	4,914
Carpet Replacement						-		
Insurance Deductible						3,400	-	-
Road and General Reserve						9,700		
Water & Sewer Delinquent Owners		30,437	1,016	-	-			
	11,824	45,674	116	-	-	147,799	138,866	115,034
Total Expenses and Reserves	352,211	334,476	265,687	377,398	190,779	429,533	452,023	463,397
				136 units per year:		3,158	3,324	3,407
				136 units per quarter:		790	831	852
				Increase:				2.5%

APPROVED 2017 FLM Budget - CONDOS

	Actual					Budget		
	Condo	Condo	Condo	Condo	Condo	condo	condo	condo
	2012	2013	2014	2015	Jan - June 2016	Budget 2015	Budget 2016	Budget 2017
Assessment Income	250,680	258,000	247,920	258,080	125,200	258,081	250,373	311,881
General Common Expenses:								
Insurance	12,398	11,494	14,500	14,327	8,192	14,256	14,638	30,673
Compactor Electricity							296	278
Landscape & Sprinkler	7,992	7,811	8,611	14,287	4,369	12,916	12,978	16,317
Landscape Upgrade	3,538	3,040	1,366	431		2,898	2,323	2,849
Trash Removal - Compactor	34,533	33,774	36,227	4,704	5,972	5,439	4,975	13,557
Maintenance and Repair	63,848	16,456	32,358	76,383	19,880	44,108	32,712	32,330
Snow Removal	23,500	22,402	26,728	35,845	25,861	34,392	38,665	41,193
Snow Removal Roof	0	1,170	0	135	911	3,700	1,110	1,110
Secretary	2,663	650	0	0			-	-
Management	36,260	37,384	37,702	37,592	19,327	39,140	38,653	39,881
Accounting	5,514	5,514	6,123	5,878	2,939	5,878	5,878	5,966
Legal	8,471	3,590	1,819	2,796	3,348	3,330	5,809	3,700
Postage	239	72	78	0	30	0	74	74
Office Expense	1,539	381	1,141	702	638	555	1,073	1,313
Taxes			138	132	480	160	148	870
Bad Debt	8,650	2,267	1,695	8,742	2,191	2,000	1,850	4,440
Meeting Expense Condo	342	593	35	713	503	629	740	925
Bank Service Charge				3	0		-	-
Delinquent Water and Sewer Accounts	1,468	0	0	0	0		3,700	0
License & Fees	6	0	6	0	0		6	6
Chimney and Siding Repairs								
Total General Common Expense	210,960	146,598	168,526	202,670	94,641	169,401	165,628	195,481
Limited Common Expense - Chalets								
Parking Management - Evenings/Weekends								
Total Limited Common Expense - Chalets								
Limited Common Expense - Condos								
Condo Utilities - Building	15,816	14,927	18,292	22,471	14,644	16,000	16,000	23,000
Reimbursement of Snow Melt Electricity	2,002	1,602	1,517	0		1,600	1,600	1,600
Telephone - Condo Fire Alarm System	4,468	4,549	5,102	0		5,000	5,000	5,000
Condo - Cleaning and Rugs	22,230	18,210	17,968	16,740	6,990	17,850	22,500	16,740
Total Limited Common Expense - Condos	44,517	39,287	42,878	39,211	21,634	40,450	45,100	46,340
Total Expense	255,477	185,885	211,404	241,881	116,275	209,851	210,728	241,821
CHIMNEY REPAIR 2013						210,728		
Postage Savings						877		
Reserves:								
Siding and Roof						30,000	32,916	63,331
Landscape Repayment						1,344	1,343	1,343
Trash Compactor Repayment						2,886	2,886	2,886
Carpet Replacement						2,500	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	0	44,430	39,645	70,060
Total Expenses and Reserves	255,477	203,761	213,066	241,881	116,275	254,281	250,373	311,881
					80 units per year:	3,179	3,130	3,899
					80 units per quarter:	795	782	975
					Increase:			24.6% *

* Increase in annual assessment due to implementation of the correct allocation of General Common Expenses per the Declaration. Prior years expenses were not allocated correctly.