

CHALETS						
Firelight Meadows Owners Association						
2013 BUDGET TO ACTUAL AUGUST AND 2014 PROPOSED BUDGET						
			BUDGET	ACTUAL	OVER	PROPOSED
		2013	THROUGH	THROUGH	(UNDER)	2014
		BUDGET	AUGUST	AUGUST	BUDGET	BUDGET
Ordinary Income/Expense						
Income						
Assessment		370,736.00	278,052.00	278,052.00	0.00	411,180.00
					0.00	0.00
Total Income		370,736.00	278,052.00	278,052.00	0.00	411,180.00
Expenses						
Insurance 76.5%		38,531.00	28,898.25	29,870.81	972.56	44,205.00
Common Area Utility						544.00
Common Area Lawn Care 80%		31,243.00	20,828.67	20,828.80	0.13	34,400.00
Landscape Upgrade		5,168.00	2,584.00	2,446.98	(137.02)	5,070.00
Snow Removal & Shoveling Roads & Entry Ways 75%		66,550.00	44,366.67	47,000.00	2,633.33	60,620.00
Snow and Ice Removal on Rooftops 63%		6,290.00	4,193.33	2,745.00	(1,448.33)	6,300.00
Fireplace Maintenance & Cleaning		6,000.00	4,000.00		(4,000.00)	6,000.00
Administrative and Secretary		3,717.00	2,478.00	1,106.29	(1,371.71)	0.00
Maintenance & Repair		26,102.00	17,401.33	25,474.63	8,073.30	21,697.00
Property Manager		61,740.00	41,160.00	41,916.00	756.00	63,978.00
Accounting		9,384.00	6,256.00	6,259.68	3.68	9,619.00
Legal		25,200.00	16,800.00	5,034.12	(11,765.88)	11,339.00
Postage & Delivery		13,056.00	8,704.00	88.92	(8,615.08)	1,260.00
Office Expense		1,890.00	1,260.00	508.75	(751.25)	1,260.00
Taxes		272.00	181.33		(181.33)	272.00
Bad Debt Uncollectible		13,600.00	9,066.67	376.27	(8,690.40)	13,600.00
Meeting Expense		680.00	453.33	15.12	(438.21)	680.00
PSC - Consultant for Case		2,520.00	1,680.00		(1,680.00)	0.00
Subtotal Expense		311,943.00	210,311.58	183,671.37	(26,640.21)	280,844.00
Siding Reserve Account		4,080.00				41,003.00
Landscape Improvements						2,285.00
Road Replacement Reserve Account		16,320.00				0.00
Road Maintenance Reserve Account 75%		7,500.00				7,500.00
Insurance Deductible Reserve		3,400.00				3,400.00
General Repairs Reserve		21,373.00				0.00
Roofing Reserve Account		6,120.00				76,148.00
Subtotal Reserves		58,793.00				130,336.00
Total Expenses & Reserves		370,736.00				411,180.00
					INCREASE	10.91%
	YEARLY 2013	2,726.00			YEARLY 2014	3,023.38
	QUARTERLY 2013	681.50			QUARTERLY 2014	755.85

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CONDOS						
Firelight Meadows Owners Association						
2013 BUDGET TO ACTUAL AUGUST AND 2014 PROPOSED BUDGET						
		2013	BUDGET	ACTUAL	OVER	PROPOSED
		BUDGET	THROUGH	THROUGH	(UNDER)	2014
			AUGUST		BUDGET	BUDGET
Ordinary Income/Expense						
Income						
	Assessment	258,000.00	193,500.00	193,500.00	0.00	247,920.00
	Total Income	253,000.00	193,500.00	193,500.00	0.00	247,920.00
Expenses						
	Insurance 23.5%	11,836.00	8,877.00	9,175.99	298.99	13,578.00
	Building Utilities	30,000.00	20,000.00	15,687.34	(4,312.66)	24,000.00
	Common Area Utility					320.00
	Common Area Lawn Care 20%	7,811.00	5,207.33	5,207.20	(0.13)	8,600.00
	Landscape Upgrade	3,040.00	1,520.00	999.98	(520.02)	2,980.00
	Trash Removal	35,000.00	23,333.33	22,014.52	(1,318.81)	36,000.00
	Snow Removal & Shoveling Roads & Entry Ways 25%	22,480.00	14,986.67	15,666.64	679.97	20,206.00
	Snow and Ice Removal on Rooftops 37%	3,700.00	2,466.67	1,170.00	(1,296.67)	3,700.00
	Cleaning and Common Area	20,000.00	13,333.33	8,370.00	(4,963.33)	17,000.00
	Administrative and Secretary	2,183.00	1,455.33	649.72	(805.61)	0.00
	Maintenance & Repair	21,280.00	14,186.67	6,617.17	(7,569.50)	25,703.00
	Property Manager	36,260.00	24,173.33	24,617.28	443.95	37,635.00
	Accounting	5,520.00	3,680.00	3,676.32	(3.68)	5,658.00
	Legal	14,800.00	9,866.67	2,956.54	(6,910.13)	6,670.00
	Postage & Delivery	7,680.00	5,120.00	52.23	(5,067.77)	741.00
	Office Expense	1,110.00	740.00	298.81	(441.19)	741.00
	Taxes	160.00	106.67		(106.67)	160.00
	Bad Debt Uncollectible	8,000.00	5,333.33	220.98	(5,112.35)	8,000.00
	Meeting Expense	400.00	266.67	8.88	(257.79)	400.00
	PSC - Consultant for Case	1,480.00	986.67		(986.67)	0.00
	Subtotal Expense	232,740.00	155,639.67	117,389.60	(38,250.07)	212,092.00
	Siding Reserve Account	2,240.00				7,355.00
	Landscape Improvements					1,344.00
	Road Replacement Reserve Account	5,600.00				0.00
	General Repairs Reserve	3,720.00				0.00
	Carpet Replacement	5,200.00				7,000.00
	Road Maintenance Reserve Account 25%	2,500.00				2,500.00
	Insurance Deductible Reserve	2,000.00				2,000.00
	Roofing Reserve Account	4,000.00				15,629.00
	Subtotal Reserves	25,260.00				35,828.00
	Total Expenses & Reserves	258,000.00				247,920.00
					DECREASE	3.91%
	YEARLY 2013	3,225.00			YEARLY 2014	3,099.00
	QUARTERLY 2013	806.25			QUARTERLY 2014	774.75

MAINTENANCE AND REPAIR CATEGORY FOR THE BUDGET

VENDOR		MEMO	TOTAL	CHALET	CONDO
UNFORESEEN REPAIRS AND MAINTENANCE EXPENSES					
UNFORSEEN REPAIRS TO BE SHARED EQUALLY BETWEEN ALL 216 UNITS GOING TO MAKE THIS \$6,000 PER MEETING PREVIOUS YEARS NUMBERS			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		1,800.00		1,800.00
KENCO	FIRE ALARM SYSTEM MONITORING		1,600.00		1,600.00
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		10,000.00	8,000.00	2,000.00
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
PAINTING OF CONDO FACIA	7,000.00		7,000.00
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
47,400.00	21,697.00	25,703.00