

**Whistler Village Townhomes
Operating Fund Budget
January 1- December 31, 2013**

	2012			2013
	Budget	Actual	Estimated	Approved Budget
	Jan 1- Dec 31	Jan 1- Sept 30	Jan 1- Dec 31	Jan 1- Dec 31
REVENUE				
Assessment Income	\$ 428,400	\$ 321,300	\$ 428,400	\$ 466,200
Penalty/Finance Charge Income	7,000	6,764	8,500	7,000
Rules & Regulation Fine Income	450	-	200	450
Interest Income - Operating	-	-	-	-
Misc. Income	-	1,788	1,788	-
Bad Debt Write Offs	(5,000)	2,650	(3,000)	(2,000)
TOTAL REVENUE	430,850	332,502	435,888	471,650
EXPENSES- ADMINISTRATIVE				
Management Fee	\$ 36,850	\$ 27,638	\$ 36,850	\$ 36,850
Office Supply/Postage	300	-	150	200
Accounting (Tax/Prep & CPA Review)	2,000	300	300	300
Bank Charges	50	-	50	50
Additional Clerical/Collection	200	-	100	200
Legal	2,500	320	1,000	2,500
BOD & Annual Meeting Expense	1,000	73	600	600
Information Technology Fee	500	375	500	500
TOTAL ADMINISTRATIVE EXPENSES	\$ 43,400	\$ 28,706	\$ 39,550	\$ 41,200
EXPENSES - COMMON AREA				
Grounds Maintenance - Labor & Materials	\$ 27,000	\$ 48,095	\$ 52,000	\$ 40,000
Landscaping - Contractor	11,000	4,605	5,000	5,000
Building Maintenance- Labor & Materials	13,000	15,831	18,000	14,500
Building Maintenance - Contractor	6,500	4,229	5,000	5,000
Rules & Regulations	750	402	500	500
Snow Removal	60,000	25,745	40,000	60,000
Snow Removal - Roofs	25,000	12,960	12,960	25,000

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	2012			2013
	Budget	Actual	Estimated	Approved Budget
	Jan 1- Dec 31	Jan 1- Sept 30	Jan 1- Dec 31	Jan 1- Dec 31
Trash Removal	34,000	28,974	37,000	36,000
Water & Sanitation	46,000	34,749	46,500	48,000
Cable Television	75,400	55,512	74,190	78,000
Security Services	4,500	3,075	4,575	4,500
Insurance	30,300	25,729	36,262	60,000
Electricity - Common Area	3,500	2,534	3,500	3,500
Property Tax - Common Area	600	-	300	300
TOTAL COMMON EXPENSE	\$ 337,550	\$ 262,441	\$ 335,787	\$ 380,300
EXPENSES - POOL AND SPA				
Telephone	\$ 650	\$ 489	\$ 655	\$ 650
Pool/Spa housekeeping	7,000	3,785	6,500	7,000
Pool / Spa building maintenance	4,000	4,527	5,000	4,000
Pool/Spa Maintenance	18,500	14,912	19,500	19,000
Pool/Spa Supply	4,250	2,754	3,500	4,000
Electric	6,500	4,403	6,400	6,500
Gas	6,000	2,906	5,000	6,000
Equipment Repairs	3,000	127	1,500	3,000
TOTAL POOL & SPA EXPENSE	\$ 49,900	\$ 33,902	\$ 48,055	\$ 50,150
TOTAL OPERATING EXPENDITURES	\$ 430,850	\$ 325,048	\$ 423,392	\$ 471,650
NET SURPLUS (DEFICIT)	\$ -	\$ 7,454	\$ 12,496	\$ -

Whistler Village Townhomes
Reserve Fund Budget
January 1- December 31, 2013

	2011		2012			2013
	Actual		Budget	Actual	Estimated	Approved Budget
	Jan 1-Dec 31		Jan 1 - Dec 31	Jan 1 - Sept 30	Jan 1 - Dec 31	Jan 1 - Dec 31
Beginning Balance - January 1	\$ 122,201		\$ 160,293	\$ 160,293	\$ 160,293	\$ 287,613
RESERVE REVENUE						
Reserve Income	\$ 149,400		\$ 180,000	\$ 135,000	\$ 180,000	\$ 185,400
Special Assessment Income	-		-	-	-	-
Interest Income	527		556	472	560	863
Transfer from/(to) Operating	(12,096)				12,000	
Other Income	-		-	-	-	-
TOTAL REVENUES	137,831		180,556	135,472	192,560	186,263
RESERVE EXPENSES						
Line of Credit - Interest/Fees/Principal	\$ -		\$ -	\$ -	\$ -	\$ -
Engineering & Inspection	-		-	-	-	-
Driveway Seal Coat/Repairs	6,000		5,000	-	5,000	5,000
Driveway Asphalt Replacement	-		100,000	-	-	100,000
Crawl Space Venting	49,056		-	3,400	3,500	-
Building Painting	-		20,000	17,240	17,240	5,000
Landscaping Upgrades	-		5,000	3,500	3,500	2,000
Sidewalk/Stair Replacement & Repairs	-		-	-	-	10,000
Pool Furniture Replacement	1,870		-	-	-	1,500
Club House Upgrades	7,344		-	-	-	-
Roof Replacement	-		50,000	-	-	100,000
Roof Repairs	12,777		5,000	-	5,000	5,000
Building Exterior Remodel	-		-	-	-	-
Rock Wainscoting repair/maintenance	3,206		10,000	4,709	6,000	10,000
Snow Melt- Heating Pad	-		-	-	-	-
Unforeseen/ Water Leaks	19,486		30,000	20,802	25,000	20,000
TOTAL EXPENDITURES	\$ 99,739		\$ 225,000	\$ 49,651	\$ 65,240	\$ 258,500
Fund Balance Ending - December 31	\$ 160,293		\$ 115,849	\$ 246,114	\$ 287,613	\$ 215,376