



ALL SEASONS CONDOMINIUMS

December 12, 2016

Dear All Seasons Homeowners,

The 2017 Operating and Capital budgets for the All Seasons HOA are enclosed for your review. The Board of Trustees has ratified these budgets for the coming year.

In 2016 we completed a substantial renovation of the common area lobbies, internal hallways and stairs, bathrooms, laundry rooms and stairs to the garage. A new sign plan was implemented and a ski rack was installed outside the lobby doors. The main lobby doors are secured with keypad locks. The improvements have been very highly praised by owners and guests alike and we believe the upgrades significantly enhance the value of our units.

In 2017 we have anticipated the replacement of the building roof as it is approaching the end of its useful life, however, through ongoing routine maintenance of the roof we have not identified leaks and believe we can extend its life by one more year. Further review of the decision to extend the timing of the roof replacement will be evaluated in the spring of 2017. As the single largest item in the capital reserve plan at approximately \$108K, the Board is sensitive to maximizing its useful life.

Operating expenses in 2016 are forecasted to exceed the budgeted expenses by \$16K or 6%. The primary contributors are utility rate increases, building maintenance expenses and snow removal. Water rates alone have seen large increases over the last couple of years, with more anticipated. We will have more details during the annual meeting.

Due to increased operating costs and the considerable impact the anticipated roof replacement will have in depleting the capital reserve, the HOA Board of Trustees is implementing a 10% dues increase in 2017. It is our desire to maintain a dues level to meet the general operating costs for the Association and also to fund the capital reserve at a level where special assessments may be avoided. We believe the dues increase will help to meet both of those objectives.

The 2017 Annual Meeting will be held on Friday, February 3. Official notice and agenda will be sent out in December.

We hope to see you in February!

Regards,

Ken France, President
All Seasons HOA

ALL SEASONS HOMEOWNERS ASSOCIATION
2017 BUDGET

	<u>17-Jan</u>	<u>17-Feb</u>	<u>17-Mar</u>	<u>17-Apr</u>	<u>17-May</u>	<u>17-Jun</u>	<u>17-Jul</u>	<u>17-Aug</u>	<u>17-Sep</u>	<u>17-Oct</u>	<u>17-Nov</u>	<u>17-Dec</u>	<u>TOTAL</u>
Income													
4000 - INCOME													
4110 - Regular Assessments	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	188,925.00
4440 - Interest Income	0.00	0.00	0.00	71.00	0.00	0.00	0.00	181.00	0.00	0.00	0.00	0.00	252.00
4450 - Other Income	0.00	63.00	0.00	0.00	0.00	0.00	96.00	81.00	0.00	0.00	0.00	0.00	240.00
Total 4000 - INCOME	<u>15,743.75</u>	<u>15,806.75</u>	<u>15,743.75</u>	<u>15,814.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,839.75</u>	<u>16,005.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>189,417.00</u>
Total Income	<u>15,743.75</u>	<u>15,806.75</u>	<u>15,743.75</u>	<u>15,814.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,839.75</u>	<u>16,005.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>189,417.00</u>
Gross Profit	15,743.75	15,806.75	15,743.75	15,814.75	15,743.75	15,743.75	15,839.75	16,005.75	15,743.75	15,743.75	15,743.75	15,743.75	189,417.00
Expense													
5110 - HOA Board Expense	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5430 - Management Fees	999.00	999.00	999.00	999.00	999.00	999.00	999.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	12,123.00
5999 - MAINTENANCE / RESERVE	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,455.00	29,438.00
6005 - ADMINISTRATION													
6010 - Audit and Accounting	15.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	595.00
6030 - Insurance	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	890.00	890.00	890.00	10,500.00
6210 - Office Supplies	0.00	87.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.00
6240 - Postage	0.00	15.00	18.00	20.00	20.00	20.00	20.00	7.00	20.00	20.00	0.00	15.00	175.00
Total 6005 - ADMINISTRATION	<u>885.00</u>	<u>1,272.00</u>	<u>888.00</u>	<u>890.00</u>	<u>890.00</u>	<u>890.00</u>	<u>890.00</u>	<u>877.00</u>	<u>1,170.00</u>	<u>910.00</u>	<u>890.00</u>	<u>905.00</u>	<u>11,357.00</u>
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	800.00	550.00	600.00	250.00	285.00	700.00	750.00	1,249.00	999.00	666.00	750.00	1,083.00	8,682.00
Total 6600 - HOUSEKEEPING	<u>800.00</u>	<u>550.00</u>	<u>600.00</u>	<u>250.00</u>	<u>285.00</u>	<u>700.00</u>	<u>750.00</u>	<u>1,249.00</u>	<u>999.00</u>	<u>666.00</u>	<u>750.00</u>	<u>1,083.00</u>	<u>8,682.00</u>
7000 - Engineering													
5170 - Routine Maintenance	1,400.00	1,400.00	1,400.00	1,400.00	3,000.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,500.00	18,500.00
5230 - R & M Building	200.00	200.00	200.00	200.00	200.00	300.00	300.00	250.00	200.00	200.00	200.00	200.00	2,650.00
5240 - Pool / Spa Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5250 - Pool / Spa Service	2,362.00	2,362.00	2,362.00	1,556.00	900.00	2,362.00	2,362.00	2,625.00	1,219.00	775.00	1,219.00	2,625.00	22,729.00
5260 - Grounds Maintenance	0.00	0.00	150.00	740.00	1,100.00	2,000.00	1,650.00	1,800.00	1,600.00	1,000.00	200.00	0.00	10,240.00
5270 - Snow Removal	2,700.00	1,755.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	400.00	6,405.00
Total 7000 - Engineering	<u>6,812.00</u>	<u>5,867.00</u>	<u>5,612.00</u>	<u>4,046.00</u>	<u>5,350.00</u>	<u>6,212.00</u>	<u>5,862.00</u>	<u>6,225.00</u>	<u>4,569.00</u>	<u>3,525.00</u>	<u>3,369.00</u>	<u>4,875.00</u>	<u>62,324.00</u>
7200 - Services / Utilities													
6260 - Telephone	(100.00)	400.00	550.00	(100.00)	400.00	550.00	(100.00)	400.00	520.00	(100.00)	400.00	500.00	3,320.00
7205 - TV/Cable/Internet	725.00	725.00	725.00	725.00	725.00	725.00	724.00	725.00	724.00	725.00	725.00	725.00	8,698.00
7210 - Electric	1,650.00	1,600.00	1,300.00	1,425.00	600.00	625.00	650.00	650.00	600.00	800.00	1,000.00	1,600.00	12,500.00
7220 - Natural Gas	925.00	770.00	825.00	480.00	240.00	225.00	225.00	120.00	220.00	250.00	480.00	1,000.00	5,760.00
7240 - Sewer	950.00	950.00	950.00	950.00	950.00	950.00	985.00	985.00	985.00	995.00	995.00	995.00	11,640.00
7260 - Water	874.00	1,539.00	1,441.00	1,109.00	991.00	554.00	1,041.00	1,800.00	2,700.00	2,200.00	893.00	1,470.00	16,612.00
Total 7200 - Services / Utilities	<u>5,024.00</u>	<u>5,984.00</u>	<u>5,791.00</u>	<u>4,589.00</u>	<u>3,906.00</u>	<u>3,629.00</u>	<u>3,525.00</u>	<u>4,680.00</u>	<u>5,749.00</u>	<u>4,870.00</u>	<u>4,493.00</u>	<u>6,290.00</u>	<u>58,530.00</u>
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	50.00	50.00	50.00	50.00	240.00	308.00	50.00	50.00	50.00	50.00	50.00	50.00	1,048.00
5202 - Garage Door Maint	0.00	0.00	0.00	0.00	115.00	355.00	0.00	84.00	0.00	0.00	0.00	0.00	554.00
5203 - Fertilizer/Insect Contrl	0.00	0.00	0.00	218.00	71.00	0.00	386.00	72.00	0.00	0.00	0.00	0.00	747.00
5206 - Elevator Service/Repair	165.00	165.00	164.00	165.00	353.00	165.00	164.00	128.00	610.00	165.00	165.00	165.00	2,574.00
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	532.50	0.00	0.00	532.50	0.00	0.00	0.00	1,065.00
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Total 5200 - Programmed Maintenance	<u>215.00</u>	<u>215.00</u>	<u>214.00</u>	<u>433.00</u>	<u>779.00</u>	<u>2,135.50</u>	<u>600.00</u>	<u>334.00</u>	<u>1,192.50</u>	<u>215.00</u>	<u>215.00</u>	<u>215.00</u>	<u>6,763.00</u>
Total Expense	<u>17,188.00</u>	<u>17,540.00</u>	<u>16,557.00</u>	<u>13,660.00</u>	<u>14,662.00</u>	<u>17,018.50</u>	<u>15,079.00</u>	<u>16,844.00</u>	<u>17,158.50</u>	<u>13,665.00</u>	<u>13,196.00</u>	<u>16,849.00</u>	<u>189,417.00</u>
Net Income	<u>(1,444.25)</u>	<u>(1,733.25)</u>	<u>(813.25)</u>	<u>2,154.75</u>	<u>1,081.75</u>	<u>(1,274.75)</u>	<u>760.75</u>	<u>(838.25)</u>	<u>(1,414.75)</u>	<u>2,078.75</u>	<u>2,547.75</u>	<u>(1,105.25)</u>	<u>0.00</u>

ALL SEASONS HOMEOWNERS ASSOCIATION
2016 ACTUAL / FORECAST

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	TOTAL
Income													
4000 - INCOME													
4110 - Regular Assessments	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	171,750.00
4440 - Interest Income	0.00	0.00	0.00	70.90	0.00	0.00	0.00	181.04	0.00	0.00	0.00	0.00	251.94
4450 - Other Income	0.00	62.50	0.00	125,000.00	0.00	0.00	96.38	81.25	0.00	0.00	0.00	0.00	125,240.13
Total 4000 - INCOME	<u>14,312.50</u>	<u>14,375.00</u>	<u>14,312.50</u>	<u>139,383.40</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,408.88</u>	<u>14,574.79</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>297,242.07</u>
Total Income	<u>14,312.50</u>	<u>14,375.00</u>	<u>14,312.50</u>	<u>139,383.40</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,408.88</u>	<u>14,574.79</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>297,242.07</u>
Gross Profit	<u>14,312.50</u>	<u>14,375.00</u>	<u>14,312.50</u>	<u>139,383.40</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,408.88</u>	<u>14,574.79</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>14,312.50</u>	<u>297,242.07</u>
Expense													
5110 - HOA Board Expense	0.00	302.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	302.22
5430 - Management Fees	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	1,023.00	1,023.00	1,023.00	12,042.00
5999 - MAINTENANCE / RESERVE	2,463.00	2,463.00	2,463.00	127,463.00	2,463.00	2,463.00	2,463.00	2,463.00	2,463.00	2,463.00	2,463.00	(13,791.68)	138,301.32
6005 - ADMINISTRATION													
6010 - Audit and Accounting	15.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	279.50	0.00	0.00	0.00	594.50
6030 - Insurance	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
6210 - Office Supplies	0.00	86.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.64
6240 - Postage	0.00	15.00	0.00	16.50	82.00	25.00	6.00	5.50	0.00	32.00	15.00	15.00	212.00
Total 6005 - ADMINISTRATION	<u>890.00</u>	<u>1,276.64</u>	<u>875.00</u>	<u>891.50</u>	<u>957.00</u>	<u>900.00</u>	<u>881.00</u>	<u>880.50</u>	<u>1,154.50</u>	<u>907.00</u>	<u>890.00</u>	<u>890.00</u>	<u>11,393.14</u>
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	790.00	531.00	607.00	188.00	265.00	694.22	632.54	798.00	528.00	438.00	400.00	600.00	6,471.76
Total 6600 - HOUSEKEEPING	<u>790.00</u>	<u>531.00</u>	<u>607.00</u>	<u>188.00</u>	<u>265.00</u>	<u>694.22</u>	<u>632.54</u>	<u>798.00</u>	<u>528.00</u>	<u>438.00</u>	<u>400.00</u>	<u>600.00</u>	<u>6,471.76</u>
7000 - Engineering													
5170 - Routine Maintenance	1,328.00	1,759.50	1,890.00	1,510.00	1,575.00	1,811.00	1,698.00	1,575.00	1,755.00	1,500.00	1,600.00	1,600.00	19,601.50
5230 - R & M Building	642.63	305.41	795.47	171.76	118.17	765.19	820.99	31.85	1,153.54	58.63	439.85	100.00	5,403.49
5240 - Pool / Spa Supplies	180.85	237.12	249.19	348.80	50.97	375.40	278.74	235.07	184.34	40.00	200.00	225.00	2,605.48
5250 - Pool / Spa Service	1,250.00	1,250.00	1,250.00	1,292.98	1,250.00	1,575.00	1,451.00	1,328.00	1,125.00	1,250.00	1,250.00	1,250.00	15,521.98
5260 - Grounds Maintenance	0.00	0.00	148.95	740.00	1,104.93	2,351.05	2,036.00	1,822.56	1,697.07	1,125.00	0.00	0.00	11,025.56
5270 - Snow Removal	2,883.87	1,655.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	7,388.87
Total 7000 - Engineering	<u>6,285.35</u>	<u>5,207.03</u>	<u>5,683.61</u>	<u>4,063.54</u>	<u>4,099.07</u>	<u>6,877.64</u>	<u>6,284.73</u>	<u>4,992.48</u>	<u>5,914.95</u>	<u>3,973.63</u>	<u>3,989.85</u>	<u>4,175.00</u>	<u>61,546.88</u>
7200 - Services / Utilities													
6260 - Telephone	(301.18)	397.51	527.41	(81.68)	527.32	527.32	92.50	158.91	361.03	(138.98)	500.00	300.00	2,870.16
7205 - TV/Cable/Internet	838.37	880.74	720.18	729.68	720.18	720.18	717.36	718.77	718.77	861.99	725.00	725.00	9,076.22
7210 - Electric	1,925.84	1,571.04	1,488.68	1,389.88	576.82	604.68	612.67	616.22	583.88	527.60	1,000.00	1,600.00	12,497.31
7220 - Natural Gas	918.15	757.25	812.33	557.18	232.97	203.22	204.26	110.87	207.33	277.96	550.00	975.00	5,806.52
7240 - Sewer	935.53	935.53	935.53	935.53	935.53	935.53	977.11	977.11	991.77	977.11	991.77	991.77	11,519.82
7260 - Water	832.16	1,465.92	1,372.72	1,055.84	944.00	528.00	991.65	2,387.01	3,985.57	2,775.01	850.00	1,400.00	18,587.88
Total 7200 - Services / Utilities	<u>5,148.87</u>	<u>6,007.99</u>	<u>5,856.85</u>	<u>4,586.43</u>	<u>3,936.82</u>	<u>3,518.93</u>	<u>3,595.55</u>	<u>4,968.89</u>	<u>6,848.35</u>	<u>5,280.69</u>	<u>4,616.77</u>	<u>5,991.77</u>	<u>60,357.91</u>
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	47.62	47.62	47.62	47.62	240.88	308.37	49.29	49.29	49.29	49.29	49.29	49.29	1,035.47
5202 - Garage Door Maint	0.00	0.00	0.00	0.00	115.00	354.75	0.00	83.50	0.00	0.00	0.00	0.00	553.25
5203 - Fertilizer/Insect Contrl	0.00	0.00	0.00	236.00	71.40	0.00	386.12	71.40	0.00	71.40	0.00	0.00	836.32
5204 - Elevator Service/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	532.50	0.00	0.00	532.50	0.00	0.00	0.00	1,065.00
5206 - Elevator Service	164.70	164.70	164.70	164.70	342.70	164.70	164.70	127.10	609.70	164.70	164.70	164.70	2,561.80
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Total 5200 - Programmed Maintenance	<u>212.32</u>	<u>212.32</u>	<u>212.32</u>	<u>448.32</u>	<u>769.98</u>	<u>2,135.32</u>	<u>600.11</u>	<u>331.29</u>	<u>1,191.49</u>	<u>285.39</u>	<u>213.99</u>	<u>213.99</u>	<u>6,826.84</u>
Total Expense	<u>16,786.54</u>	<u>16,997.20</u>	<u>16,694.78</u>	<u>138,637.79</u>	<u>13,487.87</u>	<u>17,586.11</u>	<u>15,453.93</u>	<u>15,431.16</u>	<u>19,097.29</u>	<u>14,370.71</u>	<u>13,596.61</u>	<u>(897.92)</u>	<u>297,242.07</u>
Net Income	<u>(2,474.04)</u>	<u>(2,622.20)</u>	<u>(2,382.28)</u>	<u>745.61</u>	<u>824.63</u>	<u>(3,273.61)</u>	<u>(1,045.05)</u>	<u>(856.37)</u>	<u>(4,784.79)</u>	<u>(58.21)</u>	<u>715.89</u>	<u>15,210.42</u>	<u>0.00</u>

ALL SEASONS HOMEOWNERS ASSOCIATION
2016 BUDGET

	16-Jan	16-Feb	16-Mar	16-Apr	16-May	16-Jun	16-Jul	16-Aug	16-Sep	16-Oct	16-Nov	16-Dec	TOTAL
Income													
4000 - INCOME													
4110 - Regular Assessments	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	14,312.50	171,750.00
4120 - Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4440 - Interest Income	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4450 - Special Assessment	0.00	0.00	0.00	50,000.00	0.00	0.00	75,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00
Total 4000 - INCOME	14,332.50	14,332.50	14,332.50	64,332.50	14,332.50	14,332.50	89,332.50	14,332.50	14,332.50	14,332.50	14,332.50	14,332.50	296,990.00
Total Income	14,332.50	14,332.50	14,332.50	64,332.50	14,332.50	14,332.50	89,332.50	14,332.50	14,332.50	14,332.50	14,332.50	14,332.50	296,990.00
Gross Profit	14,332.50	14,332.50	14,332.50	64,332.50	14,332.50	14,332.50	89,332.50	14,332.50	14,332.50	14,332.50	14,332.50	14,332.50	296,990.00
Expense													
5110 - HOA Board Expense	0.00	159.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.50
5430 - Management Fees	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	997.00	1,023.00	1,023.00	1,023.00	12,042.00
5500 - Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5999 - MAINTENANCE / RESERVE	2,463.00	2,463.00	2,463.00	52,463.00	2,463.00	2,463.00	77,463.00	2,463.00	2,463.00	2,463.00	2,463.00	2,464.50	154,557.50
6005 - ADMINISTRATION													
6010 - Audit and Accounting	10.00	10.00	0.00	10.00	600.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	650.00
6030 - Insurance	916.00	916.00	916.00	916.00	916.00	916.00	916.00	916.00	916.00	916.00	916.00	916.00	10,992.00
6240 - Postage	0.00	11.00	15.00	5.00	75.00	15.00	6.00	5.00	10.00	5.00	15.00	5.00	167.00
6290 - Licenses-Permits	60.00	0.00	0.00	10.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	270.00
6005 - ADMINISTRATION - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6005 - ADMINISTRATION	986.00	937.00	931.00	941.00	1,591.00	941.00	1,132.00	921.00	926.00	921.00	931.00	921.00	12,079.00
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	600.00	600.00	600.00	600.00	250.00	300.00	300.00	300.00	300.00	300.00	400.00	600.00	5,150.00
Total 6600 - HOUSEKEEPING	600.00	600.00	600.00	600.00	250.00	300.00	300.00	300.00	300.00	300.00	400.00	600.00	5,150.00
7000 - Engineering													
5170 - Routine Maintenance	1,500.00	1,500.00	1,500.00	1,400.00	1,500.00	1,500.00	1,500.00	1,500.00	1,400.00	1,500.00	1,500.00	1,500.00	17,800.00
5230 - R & M Building	150.00	100.00	200.00	100.00	100.00	300.00	100.00	200.00	200.00	1,000.00	100.00	100.00	2,650.00
5240 - Pool / Spa Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5250 - Pool / Spa Service	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5260 - Grounds Maintenance	0.00	100.00	1,000.00	1,000.00	1,000.00	2,500.00	1,600.00	1,800.00	1,500.00	1,000.00	0.00	0.00	11,500.00
5270 - Snow Removal	2,100.00	800.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	200.00	4,250.00
Total 7000 - Engineering	5,150.00	3,900.00	5,100.00	3,900.00	4,000.00	5,700.00	4,600.00	4,900.00	4,500.00	4,900.00	3,150.00	3,200.00	53,000.00
7200 - Services / Utilities													
6260 - Telephone	(170.00)	500.00	500.00	(170.00)	500.00	500.00	(170.00)	500.00	500.00	(170.00)	500.00	500.00	3,320.00
7205 - TV/Cable/Internet	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
7210 - Electric	1,550.00	1,425.00	1,475.00	850.00	550.00	575.00	600.00	600.00	600.00	700.00	900.00	1,100.00	10,925.00
7220 - Natural Gas	900.00	650.00	750.00	550.00	400.00	200.00	140.00	160.00	200.00	225.00	500.00	900.00	5,575.00
7240 - Sewer	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	11,700.00
7260 - Water	600.00	1,150.00	1,400.00	1,200.00	900.00	550.00	900.00	2,300.00	2,300.00	1,300.00	600.00	1,000.00	14,200.00
Total 7200 - Services / Utilities	4,580.00	5,425.00	5,825.00	4,130.00	4,050.00	3,525.00	3,170.00	5,260.00	5,300.00	3,755.00	4,200.00	5,200.00	54,420.00
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5202 - Garage Door Maint	0.00	83.50	0.00	0.00	83.50	0.00	0.00	0.00	0.00	0.00	90.00	0.00	257.00
5203 - Fertilizer/Insect Contrl							310.00				310.00		620.00
5204 - Elevator Service/Repair	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	532.50	0.00	0.00	0.00	532.50	0.00	0.00	1,065.00
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	940.00	0.00	0.00	0.00	0.00	0.00	0.00	940.00
Total 5200 - Programmed Maintenance	225.00	308.50	225.00	225.00	308.50	1,697.50	535.00	225.00	225.00	757.50	625.00	225.00	5,582.00
Total Expense	15,001.00	14,790.00	16,141.00	63,256.00	13,659.50	15,623.50	88,197.00	15,066.00	14,711.00	14,119.50	12,792.00	13,633.50	296,990.00
Net Income	(668.50)	(457.50)	(1,808.50)	1,076.50	673.00	(1,291.00)	1,135.50	(733.50)	(378.50)	213.00	1,540.50	699.00	0.00

ALL SEASON HOMEOWNERS ASSOCIATION VARIANCE 2016 -2017

OPERATING VARIANCE	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>2017 Proposed</u>
INCOME	\$ 296,990	\$ 297,242	\$ 189,417
BOARD / MGMT EXPENSES	\$ 12,202	\$ 12,344	\$ 12,323
ADMINISTRATIVE	\$ 12,079	\$ 11,393	\$ 11,357
HOUSEKEEPING	\$ 5,150	\$ 6,472	\$ 8,682
ENGINEERING	\$ 53,000	\$ 61,547	\$ 62,324
UTILITIES	\$ 54,420	\$ 60,358	\$ 58,530
PROGRAMMED MAINTENANCE	\$ 5,582	\$ 6,827	\$ 6,763
TOTAL EXPENSES	\$ 142,433	\$ 158,941	\$ 159,979
TOTAL INCOME	\$ 296,990	\$ 297,242	\$ 189,417
INCOME less EXPENSES (Additions to Capital Reserve)	\$ 154,558	\$ 138,301	\$ 29,438

CAPITAL PROJECTS	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>2017 Proposed</u>
ASPHALT REPAIR	\$ 3,866	\$ 3,637	\$ -
ROOF REPAIR	\$ 2,080	\$ 2,893	\$ -
ROOF REPLACEMENT	\$ -	\$ -	\$ -
DECK / HANDRAIL PAINT & REPAIR	\$ -	\$ -	\$ 4,876
UNDERDECK PAINT/REPAIR	\$ -	\$ -	\$ -
POOL UPGRADE	\$ -	\$ -	\$ -
SIDING PAINT/REPAIR	\$ 7,763	\$ 12,456	\$ -
INGRESS / EGRESS DOORS	\$ -	\$ -	\$ -
POOL FURNITURE	\$ -	\$ -	\$ -
GUTTERS / DOWNSPOUTS	\$ -	\$ -	\$ -
TREE PRUNING	\$ 955	\$ 973	\$ -
HOT WATER BOILER (COMMON)	\$ -	\$ -	\$ -
DECK STAINING	\$ -	\$ -	\$ -
SOFT WATER RESIN CONTAINER	\$ 4,000	\$ -	\$ 6,600
HEAT TRACE	\$ 1,836	\$ 1,836	\$ -
COMMON AREA UPGRADE	\$ 100,000	\$ 123,567	\$ -
TOTAL CAPITAL	\$ 120,500	\$ 145,362	\$ 11,476

ALL SEASONS HOMEOWNERS ASSOCIATION
2017 BUDGET VARIANCE REPORT

	<u>2016 ACTUAL</u>	<u>2016 BUDGET</u>	<u>VARIANCE \$</u>	<u>VARIANCE %</u>	<u>2016 ACTUAL</u>	<u>2017 BUDGET</u>	<u>VARIANCE \$</u>	<u>VARIANCE %</u>
Income								
4000 - INCOME								
4110 - Regular Assessments	171,750.00	171,750.00	0.00	0%	171,750.00	188,925.00	17,175.00	10%
4120 - Late Fees	0	0.00	0.00	0%	0.00	240.00	240.00	
4440 - Interest Income	251.94	240.00	11.94	0%	251.94	252.00	0.06	0%
4450 - Other Income	125,240.13	125,000.00	240.13	0%	125,240.13	0.00	(125,240.13)	-100%
Total 4000 - INCOME	297,242.07	296,990.00	252.07	0%	297,242.07	189,417.00	(107,825.07)	-36%
Total Income	297,242.07	296,990.00	252.07	0%	297,242.07	189,417.00	(107,825.07)	-36%
Expense								
5110 - HOA Board Expense	302.22	159.50	142.72	89%	302.22	200.00	(102.22)	-34%
5430 - Management Fees	12,042.00	12,042.00	0.00	0%	12,042.00	12,123.00	81.00	1%
5999 - MAINTENANCE / RESERVE	138,301.32	154,557.50	(16,256.18)	0%	138,301.32	29,438.00	(108,863.32)	-79%
6005 - ADMINISTRATION								
6010 - Audit and Accounting	594.50	650.00	(55.50)	-9%	594.50	595.00	0.50	0%
6030 - Insurance	10,500.00	10,992.00	(492.00)	-4%	10,500.00	10,500.00	0.00	0%
6240 - Postage	212.00	167.00	45.00	0%	212.00	175.00	(37.00)	-17%
6290 - Licenses-Permits / Other	86.64	270.00	(183.36)	-68%	86.64	87.00	0.36	0%
Total 6005 - ADMINISTRATION	11,393.14	12,079.00	(685.86)	-6%	11,393.14	11,357.00	(36.14)	0%
6600 - HOUSEKEEPING								
6610 - Common Area Cleaning	6,471.76	5,150.00	1,321.76	126%	6,471.76	8,682.00	2,210.24	34%
Total 6600 - HOUSEKEEPING	6,471.76	5,150.00	1,321.76	26%	6,471.76	8,682.00	2,210.24	34%
7000 - Engineering								
5170 - Routine Maintenance	19,601.50	17,800.00	1,801.50	10%	19,601.50	18,500.00	(1,101.50)	-6%
5230 - R & M Building	5,403.49	2,650.00	2,753.49	104%	5,403.49	2,650.00	(2,753.49)	-51%
5240 - Pool / Spa Supplies	2,605.48	1,800.00	805.48	45%	2,605.48	1,800.00	(805.48)	-31%
5250 - Pool / Spa Service	15,521.98	15,000.00	521.98	3%	15,521.98	22,729.00	7,207.02	46%
5260 - Grounds Maintenance	11,025.56	11,500.00	(474.44)	-4%	11,025.56	10,240.00	(785.56)	-7%
5270 - Snow Removal	7,388.87	4,250.00	3,138.87	74%	7,388.87	6,405.00	(983.87)	-13%
Total 7000 - Engineering	61,546.88	53,000.00	8,546.88	16%	61,546.88	62,324.00	777.12	1%
7200 - Services / Utilities								
6260 - Telephone	2,870.16	3,320.00	(449.84)	-14%	2,870.16	3,320.00	449.84	16%
7205 - TV/Cable/Internet	9,076.22	8,700.00	376.22	4%	9,076.22	8,698.00	(378.22)	-4%
7210 - Electric	12,497.31	10,925.00	1,572.31	14%	12,497.31	12,500.00	2.69	0%
7220 - Natural Gas	5,806.52	5,575.00	231.52	4%	5,806.52	5,760.00	(46.52)	-1%
7240 - Sewer	11,519.82	11,700.00	(180.18)	-2%	11,519.82	11,640.00	120.18	1%
7260 - Water	18,587.88	14,200.00	4,387.88	31%	18,587.88	16,612.00	(1,975.88)	-11%
Total 7200 - Services / Utilities	60,357.91	54,420.00	5,937.91	11%	60,357.91	58,530.00	(1,827.91)	-3%
5200 - Programmed Maintenance								
5201 - Fire Alarm Monitoring	1,035.47	600.00	435.47	73%	1,035.47	1,048.00	12.53	1%
5202 - Garage Door Maint	553.25	257.00	296.25	115%	553.25	554.00	0.75	0%
5203 - Fertilizer/Insect Contrl	836.32	620.00	216.32	35%	836.32	747.00	(89.32)	-11%
5206 - Elevator Service/Repair	2,561.80	2,100.00	461.80	22%	2,561.80	2,574.00	12.20	0%
5205 - Window Cleaning	1,065.00	1,065.00	0.00	0%	1,065.00	1,065.00	0.00	0%
5207- Alarm Maintenance	775.00	940.00	(165.00)	0%	775.00	775.00	0.00	0%
Total 5200 - Programmed Maintenance	6,826.84	5,582.00	1,244.84	22%	6,826.84	6,763.00	(63.84)	-1%
Total Expense	297,242.07	296,990.00	252.07	0%	297,242.07	189,417.00	(107,825.07)	-36%
Net Income	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%

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0.020 Rate of Inflation

1.04 1.06 1.08 1.10 1.13 1.15 1.17 1.19 1.21 1.23 1.25 1.27
 2 3 4 5 6 7 8 9 10 11 12 13

DESCRIPTION	Current Replace Cost	Normal Life	Present Age	\$/yr	Life - Age	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
ASPHALT REPAIR	3,717	3	3	1,239	1	3,637			4,089			4,349			4,572		
CONCRETE MASONRY REPAIRS	2,601	2	1	1,301	1			2,809		2,939		3,043		3,147		3,251	
FASCIA REPLACE	5,731	13	10	441	3			6,189									
ROOF REPLACE	101,798	27	24	3,770	3			109,942									
ROOF REPAIR	2,000	1	1	2,000	0	2,893	0	0	0	0	0	0	2,380	2,420	2,460	2,500	2,536
SIDING PAINT & REPAIR	4,080	10	4	408	6	12,456				4,692							
HANDRAIL PAINT & REPAIR	4,600	3	1	1,533	2		4,876		5,198				5,474			5,750	
PORTE COCHE	2,000	8	1	250	7							2,340					
DECK STAINING	2,511	3	3	837	0			2,712			2,888			3,038			3,185
UNDER DECK PAINT/REPAIR	7,245	10	10	725	0										8,911		
DUMPSTER ENCLOSURE	2,890	10	2	289	8								3,439				
ELEVATOR CAB UPGRADE	6,898	30	24	230	6						7,933						
HEAT TRACE REPAIR	1,765	1	1	1,765	0	1,836		1,906	1,942	1,994	2,030	2,065	2,100	2,136	2,171	2,206	2,238
COMMON AREA CARPET	8,490	9	1	943	8								10,103				
COMMON AREA PAINT	7,428	9	1	825	8								8,840				
TREE PRUNING	918	4	3	230	2	973					1,056				1,129		
LANDSCAPING	5,235	12	2	436	10										6,439		
HARDSCAPING	15,606	20	3	780	17												
FIRE SYSTEM REPAIR	10,426	20	20	521	0												
COMMON AREA REMODEL	100,000					123,567											
COMMON AREA FURNITURE	2,653	9	1	295	8								3,157				
POOL UPGRADE	1,167	6	6	195	0						1,342						1,480
POOL FURNITURE	3,789	10	6	379	4			4,167									
POOL FURNACE/HEAT EXCHANGER	1,287	15	4	86	11											1,609	
SAND FILTER	849	11	1	77	10										1,044		
DOORS & HARDWARE	1,275	6	2	213	4				1,403						1,568		
GUTTERS & DOWNSPOUTS	650	3	3	217	0			702			748			787			824
INGRESS/EGRESS DOORS	208	3	3	69	0			225			239			252			264
SOFT WATER RESIN CONTAINER	3,846	25	24	154	2		6,600										
HOT WATER BOILER COMMON AREA	1,061	16	13	66	3			1,146									
POOL HOIST	5,387	7	2	770	5				6,088								6,832
POOL FENCE PAINTING	1,479	10	2	148	8								1,760				
COMMON AREA HEATING FURNACE	2,653	30	24	88	6						3,051						
Total	322,243			21,279		145,362	11,476	125,631	11,600	16,219	23,978	11,797	37,253	11,779	28,294	15,317	17,361

Beginning Capital Reserve Fund	112,059	104,998	122,960	26,767	44,606	57,824	63,284	80,925	73,110	90,769	91,913	106,034
Additional Reserves Anticipated Expenditures	138,301	29,438	29,438	29,438	29,438	29,438	29,438	29,438	29,438	29,438	29,438	29,438
Projected Capital Reserves	145,362	11,476	125,631	11,600	16,219	23,978	11,797	37,253	11,779	28,294	15,317	17,361
	104,998	122,960	26,767	44,606	57,824	63,284	80,925	73,110	90,769	91,913	106,034	118,111