

Wednesday, March 28, 2018

Sundial Lodge Homeowners,

Attached is the overview of the budget for the fiscal year that begins May 1, 2018 that has been approved by the HOA Board of Trustees. The overview shows the variance in the proposed budget to the current year's budget. The new budget includes a 3.0% dues increase for owners. The dues increase will go entirely to rebuilding capital reserves which were impacted by the unanticipated capital projects: replacing the chiller (\$70,000/year over the next five years) and the pool/hot tub repairs (\$9,000). For owners that wish to receive more budget details, please email us and we will gladly share a complete budget packet.

Sundial Lodge - Budget Ratification Meeting

Sundial Lodge HOA Board will hold a conference call for the ratification of the budget for the next fiscal year. The call will be held by conference call for all owners that wish to participate.

When: April 26, 2018 2:00 pm MDT

Call- In Instructions: Dial-in information:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/427393501>

You can also dial in using your phone.

United States (Toll Free): 1 877 568 4106

United States: +1 (571) 317-3129

Access Code: 427-393-501

More phone numbers

Mexico (Toll Free): 01 800 522 1133

First GoToMeeting? Let's do a quick system check: <https://link.gotomeeting.com/system-check>

Special Note: A quorum is not required to ratify the budget, however, a simple majority vote of owners is required to reject the budget.

Budget Notes:

- The current year's operation expenses are projected to come in under budget. Higher expenses driven by chiller repairs and additional housekeeping expenses due to the renovation process were offset by lower than expected gas and electrical utility expenses due to a warmer winter.
- The 2018-2019 budget reflects a 3.0% dues increase and no significant operating expense increases in the 2018-19 fiscal year.
- Additional significant capital projects in the current year included the renovation project, electrical survey repairs, smoke dampers, and copper pipe replacement.
- Capital expenditures will continue in the upcoming year on the electrical system, pool and hot tub repair, fan coil repairs, balcony paint/stain touchup, and smoke damper replacements.

The Board of Directors will hold their next quarterly meeting on Friday, June 8, 2018 at 2:00 PM MDT.

Best regards,

Jim Simmons
Sundial HOA Manager

**VARIANCE ANALYSIS
2018-2019 BUDGET**

**2018-20109 Income Statement Budget
Sundial Homeowners Association**

	<u>2017-2018</u>	<u>2017-2018</u>	<u>VARIANCE</u>	<u>VARIANCE</u>	<u>2017-2018</u>	<u>2018-2019</u>	<u>VARIANCE</u>	<u>VARIANCE</u>
Income	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$\$\$</u>	<u>%%%</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$\$\$</u>	<u>%%%</u>
Association Fee Income								
40100-Member Dues	\$ 1,454,787.60	\$ 1,454,779.00	\$ 8.60	0.00%	\$ 1,454,787.60	\$ 1,498,431.14	\$ (43,643.54)	3.00%
40300-Retail/Commercial Dues	\$ 217,253.67	\$ 217,252.48	\$ 1.19	0.00%	\$ 217,253.67	\$ 223,604.85	\$ (6,351.18)	2.92%
40350-ASRL Contribution	\$ 40,000.00	\$ 40,000.00	\$ -	0.00%	\$ 40,000.00	\$ 40,000.00	\$ -	0.00%
41600-Other Income	\$ 12,000.00	\$ 12,000.00	\$ -	0.00%	\$ 12,000.00	\$ 12,000.00	\$ -	0.00%
Total for Association Fee Income	\$ 1,724,041.27	\$ 1,724,031.48	\$ 9.79	0.00%	\$ 1,724,041.27	\$ 1,774,035.99	\$ (49,994.72)	2.90%
Other Income								
45150-Interest Income Reserve	\$ 1,365.96	\$ 325.00	\$ 1,040.96	-76.21%	\$ 1,365.96	\$ 1,365.96	\$ -	0.00%
45175-Telephone Recovery	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 1,584.00	\$ (1,584.00)	0.00%
45200-Finance Charges / Late Fees	\$ 1,780.51	\$ 650.00	\$ 1,130.51	-63.49%	\$ 1,780.51	\$ 1,200.00	\$ 580.51	-32.60%
45300-Meeting Room Rental	\$ 8,450.00	\$ 7,500.00	\$ 950.00	-11.24%	\$ 8,450.00	\$ 4,000.00	\$ 4,450.00	-52.66%
45350-Vending Commission	\$ 50.00	\$ 264.00	\$ (214.00)	428.00%	\$ 50.00	\$ 250.00	\$ (200.00)	400.00%
45400-Rebate Income	\$ 2,094.92	\$ -	\$ 2,094.92	-100.00%	\$ 2,094.92	\$ 1,000.00	\$ 1,094.92	-52.27%
Total for Other Income	\$ 13,741.39	\$ 8,739.00	\$ 5,002.39	-36.40%	\$ 13,741.39	\$ 9,399.96	\$ 4,341.43	-31.59%
Total Income	\$ 1,737,782.66	\$ 1,732,770.48	\$ 5,012.18	-0.29%	\$ 1,737,782.66	\$ 1,783,435.95	\$ (45,653.29)	2.63%
Operating Expenses								
General & Administration								
50200-Bank Fees	\$ 1,808.93	\$ 1,620.00	\$ 188.93	-10.44%	\$ 1,808.93	\$ 1,620.00	\$ 188.93	-10.44%
50300-Legal and Professional Fees	\$ 3,223.00	\$ 12,000.00	\$ (8,777.00)	272.32%	\$ 3,223.00	\$ 12,000.00	\$ (8,777.00)	272.32%
50400-Audit	\$ 8,499.12	\$ 8,499.10	\$ 0.02	0.00%	\$ 8,499.12	\$ 8,500.00	\$ (0.88)	0.01%
50450-Accounting	\$ 10,200.00	\$ 10,200.00	\$ -	0.00%	\$ 10,200.00	\$ 10,200.00	\$ -	0.00%
50475-Bad Debt	\$ 2,663.28	\$ -	\$ 2,663.28	-100.00%	\$ 2,663.28	\$ 1,000.00	\$ 1,663.28	-62.45%
50480-Trustee Expense	\$ 16,418.65	\$ 17,000.00	\$ (581.35)	3.54%	\$ 16,418.65	\$ 16,500.00	\$ (81.35)	0.50%
50495-Miscellaneous	\$ 1,053.02	\$ 904.83	\$ 148.19	-14.07%	\$ 1,053.02	\$ 900.00	\$ 153.02	-14.53%
50500-Office Supplies	\$ 1,932.48	\$ 3,185.00	\$ (1,252.52)	64.81%	\$ 1,932.48	\$ 600.00	\$ 1,332.48	-68.95%
50501-Key Cards	\$ -	\$ -	\$ -	-	\$ -	\$ 6,550.00	\$ (6,550.00)	-
50505-Holiday Decor	\$ 1,027.50	\$ 1,000.00	\$ 27.50	-2.68%	\$ 1,027.50	\$ 1,000.00	\$ 27.50	-2.68%
50520-Licenses/Fees/Dues	\$ 50.00	\$ 163.00	\$ (113.00)	226.00%	\$ 50.00	\$ 50.00	\$ -	0.00%
50525-Management Fees	\$ 68,856.00	\$ 68,856.00	\$ -	0.00%	\$ 68,856.00	\$ 68,856.00	\$ -	0.00%
50530-Newsletter	\$ 550.00	\$ 600.00	\$ (50.00)	9.09%	\$ 550.00	\$ 600.00	\$ (50.00)	9.09%
50535-Printing	\$ 2,889.69	\$ 371.00	\$ 2,518.69	-87.16%	\$ 2,889.69	\$ 2,900.00	\$ (10.31)	0.36%
50540-Postage	\$ 230.22	\$ 318.00	\$ (87.78)	38.13%	\$ 230.22	\$ 255.00	\$ (24.78)	10.76%
50550-Insurance	\$ 85,664.00	\$ 86,088.00	\$ (424.00)	0.49%	\$ 85,664.00	\$ 88,232.00	\$ (2,568.00)	3.00%
50600-Master Assn	\$ 106,200.00	\$ 106,200.00	\$ -	0.00%	\$ 106,200.00	\$ 106,200.00	\$ -	0.00%
Total for General & Administration	\$ 311,265.89	\$ 317,004.93	\$ (5,739.04)	1.84%	\$ 311,265.89	\$ 325,963.00	\$ (14,697.11)	4.72%
Housekeeping/ Maintenance								
51100-Housekeeping Wages	\$ 72,580.20	\$ 69,501.00	\$ 3,079.20	-4.24%	\$ 72,580.20	\$ 74,269.00	\$ (1,688.80)	2.33%
51150-Housekeeping Supplies	\$ 6,116.86	\$ 7,725.00	\$ (1,608.14)	26.29%	\$ 6,116.86	\$ 6,412.10	\$ (295.24)	4.83%
51175-Pool Towel Purchases	\$ 8,040.24	\$ 10,300.00	\$ (2,259.76)	28.11%	\$ 8,040.24	\$ 8,300.00	\$ (259.76)	3.23%
51200-Pool Towel Laundry	\$ 9,125.22	\$ 12,160.00	\$ (3,034.78)	33.26%	\$ 9,125.22	\$ 9,090.40	\$ 34.82	-0.38%
Total for Housekeeping/Maintenance	\$ 95,862.52	\$ 99,686.00	\$ (3,823.48)	3.99%	\$ 95,862.52	\$ 98,071.50	\$ (2,208.98)	2.30%

**VARIANCE ANALYSIS
2018-2019 BUDGET**

60025-Maintenance Wages	\$ 260,015.00	\$ 258,000.00	\$ 2,015.00	-0.77%	\$ 260,015.00	\$ 240,000.00	\$ 20,015.00	-7.70%
60050-Programmed Maintenance	\$ 25,174.03	\$ 24,975.59	\$ 198.44	-0.79%	\$ 25,174.03	\$ 25,820.00	\$ (645.97)	2.57%
60100-Landscape	\$ 904.00	\$ 200.00	\$ 704.00	-77.88%	\$ 904.00	\$ 5,450.00	\$ (4,546.00)	502.88%
60115-Fire Sprinklers	\$ 2,664.42	\$ -	\$ 2,664.42	-100.00%	\$ 2,664.42	\$ 2,700.00	\$ (35.58)	1.34%
60125-Furniture Repair	\$ 134.11	\$ -	\$ 134.11	-100.00%	\$ 134.11	\$ 1,200.00	\$ (1,065.89)	794.79%
60130-Lighting Repair	\$ 199.07	\$ -	\$ 199.07	-100.00%	\$ 199.07	\$ 2,160.00	\$ (1,960.93)	985.05%
60135-Electrical Repair	\$ 44.22	\$ -	\$ 44.22	-100.00%	\$ 44.22	\$ 4,320.00	\$ (4,275.78)	9669.34%
60170-Parking-Grounds-Roads	\$ 1,572.89	\$ 4,392.91	\$ (2,820.02)	179.29%	\$ 1,572.89	\$ 9,000.00	\$ (7,427.11)	472.20%
60190-HVAC	\$ 23,034.68	\$ 4,792.34	\$ 18,242.34	-79.20%	\$ 23,034.68	\$ 10,800.00	\$ 12,234.68	-53.11%
60210-Pool & Spa Maintenance	\$ 4,209.25	\$ 1,500.00	\$ 2,709.25	-64.36%	\$ 4,209.25	\$ 5,400.00	\$ (1,190.75)	28.29%
60250-Carpet Cleaning	\$ 5,382.76	\$ 7,461.50	\$ (2,078.74)	38.62%	\$ 5,382.76	\$ 6,000.00	\$ (617.24)	11.47%
60260-Snow Removal	\$ 10,765.00	\$ 14,360.00	\$ (3,595.00)	33.40%	\$ 10,765.00	\$ 14,420.00	\$ (3,655.00)	33.95%
60350-Common Areas	\$ 2,606.10	\$ 2,669.00	\$ (62.90)	2.41%	\$ 2,606.10	\$ 2,974.10	\$ (368.00)	14.12%
60400-Elevators	\$ 9,958.68	\$ 7,900.00	\$ 2,058.68	-20.67%	\$ 9,958.68	\$ 9,052.36	\$ 906.32	-9.10%
60450-Pest Control	\$ 3,854.00	\$ 2,510.00	\$ 1,344.00	-34.87%	\$ 3,854.00	\$ 3,854.00	\$ -	0.00%
60600-Security Wages	\$ 15,751.50	\$ 14,593.95	\$ 1,157.55	-7.35%	\$ 15,751.50	\$ 16,056.00	\$ (304.50)	1.93%
60650-Security Systems	\$ 3,435.94	\$ 9,410.00	\$ (5,974.06)	173.87%	\$ 3,435.94	\$ 2,810.04	\$ 625.90	-18.22%
60700-Internet Repair	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 1,900.00	\$ (1,900.00)	0.00%
Total for Repairs & Maintenance	\$ 369,705.65	\$ 352,765.29	\$ 16,940.36	-4.58%	\$ 369,705.65	\$ 363,916.50	\$ 5,789.15	-1.57%
Supplies								
61100-Supplies-Building	\$ 6,890.45	\$ 5,155.92	\$ 1,734.53	-25.17%	\$ 6,890.45	\$ 6,425.77	\$ 464.68	-6.74%
61110-Supplies-Equipment	\$ 199.78	\$ 590.00	\$ (390.22)	195.32%	\$ 199.78	\$ 200.00	\$ (0.22)	0.11%
61120-Supplies-Grounds/Parking	\$ 4,212.98	\$ 5,982.37	\$ (1,769.39)	42.00%	\$ 4,212.98	\$ 4,321.94	\$ (108.96)	2.59%
61130-Supplies-Electrical	\$ 5,296.67	\$ 5,655.60	\$ (358.93)	6.78%	\$ 5,296.67	\$ 5,655.95	\$ (359.28)	6.78%
61140-Supplies-Operating	\$ 853.58	\$ 839.27	\$ 14.31	-1.68%	\$ 853.58	\$ 1,000.00	\$ (146.42)	17.15%
61150-Supplies-Pool	\$ 11,623.19	\$ 11,350.00	\$ 273.19	-2.35%	\$ 11,623.19	\$ 12,000.00	\$ (376.81)	3.24%
61160-Supplies-Paint	\$ 151.91	\$ 85.12	\$ 66.79	-43.97%	\$ 151.91	\$ 300.00	\$ (148.09)	97.49%
61170-Supplies-Plumbing	\$ 5,059.47	\$ 4,264.55	\$ 794.92	-15.71%	\$ 5,059.47	\$ 5,000.00	\$ 59.47	-1.18%
61180-Tool Supplies	\$ 854.64	\$ -	\$ 854.64	-100.00%	\$ 854.64	\$ 1,943.12	\$ (1,088.48)	127.36%
Total for Supplies	\$ 35,142.67	\$ 33,922.83	\$ 1,219.84	-3.47%	\$ 35,142.67	\$ 36,846.78	\$ (1,704.11)	4.85%
Utilities								
66100-Cable TV	\$ 29,974.93	\$ 29,345.00	\$ 629.93	-2.10%	\$ 29,974.93	\$ 30,574.43	\$ (599.50)	2.00%
66200-Electric	\$ 156,386.82	\$ 173,182.00	\$ (16,795.18)	10.74%	\$ 156,386.82	\$ 161,931.31	\$ (5,544.49)	3.55%
66300-Gas	\$ 107,351.12	\$ 110,060.00	\$ (2,708.88)	2.52%	\$ 107,351.12	\$ 114,791.91	\$ (7,440.79)	6.93%
66400-Internet	\$ 25,625.14	\$ 19,382.60	\$ 6,242.54	-24.36%	\$ 25,625.14	\$ 24,194.44	\$ 1,430.70	-5.58%
66500-Sewer	\$ 74,190.56	\$ 77,174.00	\$ (2,983.44)	4.02%	\$ 74,190.56	\$ 75,116.28	\$ (925.72)	1.25%
66600-Telephone	\$ 10,115.25	\$ 10,602.00	\$ (486.75)	4.81%	\$ 10,115.25	\$ 10,665.99	\$ (550.74)	5.44%
66650-Telephone Recovery	\$ (2,150.00)	\$ (1,584.00)	\$ (566.00)	-26.33%	\$ (2,150.00)	\$ -	\$ (2,150.00)	-100.00%
66700-Trash Removal	\$ 1,933.48	\$ 5,800.00	\$ (3,866.52)	199.98%	\$ 1,933.48	\$ -	\$ 1,933.48	-100.00%
66800-Water	\$ 95,450.64	\$ 95,587.00	\$ (136.36)	0.14%	\$ 95,450.64	\$ 97,624.35	\$ (2,173.71)	2.28%
Total for Utilities	\$ 498,877.94	\$ 519,548.60	\$ (20,670.66)	4.14%	\$ 498,877.94	\$ 514,898.72	\$ (16,020.78)	3.21%
Total Operating Expenses	\$ 1,310,854.67	\$ 1,322,927.65	\$ (12,072.98)		\$ 1,310,854.67	\$ 1,339,696.50	\$ (28,841.83)	
Non-Operating Expenses								
88000-Interest Expense	\$ -	\$ -	\$ -		\$ -	\$ 10,404.00	\$ (10,404.00)	
90000-Future Reserve Accrual	\$ 407,830.80	\$ 407,831.21	\$ (0.41)	0.00%	\$ 407,830.80	\$ 433,335.45	\$ (25,504.65)	6.25%
90010-Special Reserve	\$ 1,697.56	\$ 2,011.62	\$ (314.06)	18.50%	\$ 1,697.56	\$ -	\$ 1,697.56	-100.00%
Total Non-Operating Expenses	\$ 409,528.36	\$ 409,842.83	\$ (314.47)	0.08%	\$ 409,528.36	\$ 443,739.45	\$ (34,211.09)	8.35%
Total Expenses	\$ 1,720,383.03	\$ 1,732,770.48	\$ (12,387.45)		\$ 1,720,383.03	\$ 1,783,435.95	\$ (63,052.92)	
Net Income	\$ 17,399.63	\$ -	\$ 17,399.63	-100.00%	\$ 17,399.63	\$ -	\$ 17,399.63	-100.00%

SUNDIAL LODGE HOA BUDGET 2018-19

CAPITAL RESERVE SCHEDULE/REPLACEMENT COST

Category	ID #	Component Name	Useful Life (yrs)	Remaining Useful Life	Estimated Replacement		2017 - 18 BUDGET	2018 -19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
					Cost										
Roofing	101	Flat Roof - Tar and Gravel - Replace	20	4	\$ 16,000		\$ 16,000						\$ 19,121		
	105	Pitched Roof - Comp Shingle - Replace	20	4	\$ 447,480								\$ 247,027	\$ 251,968	
	108	Pitched Roof -Metal - Replace	30	17	\$ 84,000		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				
	120	Rain Gutters - Downspouts - Repair	1	1	\$ 2,500	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	\$ 3,360		
	121	Heat Tape Repairs	1	1	\$ 3,000	\$ 14,019	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914	\$ 4,032		
	122	Heat Tape - Eaves - Replacement	10	8	\$ 30,000							\$ 35,853			
	123	Heat Tape - Valleys - Replacement	10	9	\$ 6,000	\$ 6,000									
	128	Roof Bird Deterrents - Replacement	15	15	\$ 10,000										
	Painted Surfaces	201	Stucco Surfaces - Repair/Repaint	8	0	\$ 125,000	\$ 3,500								
		202	Balcony Balusters & Horizontal Framing	5	0	\$ 95,000		\$ 95,000							\$ 96,000
202		Balcony Top Logs and Wood Around Retail	5	2	\$ 15,450		\$ 16,724		\$ 17,399		\$ 18,102		\$ 19,572		
203		Garage Walls & Surfaces - Repaint	15	15	\$ 30,000										
207		Metal Fencing - Repaint	4	4	\$ 2,500		\$ 2,706				\$ 2,929				
216		Interior Surfaces - Repaint	10	3	\$ 69,151										
290		Stairwells - Repaint	N/A												
Siding Materials	390	Stone Veneer Siding - Clean/Seal	2	2	\$ 9,270			\$ 10,235		\$ 10,648		\$ 11,079			
	395	Concrete Pillar Sills - Repair	10	10	\$ 2,500										
Drive Materials	401	Asphalt Drive - Remove and Repair	20	8	\$ 55,828								\$ 55,828		
	402	Asphalt Drive - Seal Coat and Repair	10	4	\$ 2,500		\$ 2,706			\$ 3,097					
Property Access	502	Garage Doors - Replace	20	4	\$ 10,000										
	507	Barrier Arm Operators - Replace	12	2	\$ 6,000		\$ 6,495								
	590	Garage Door Operator - Replace	10	4	\$ 2,300			\$ 2,539							
		Door Closers - Lobby Doors Add Keypads to Common Doors													
Decking	601	Concrete and Paver Walk - Repair	5	3	\$ 4,783		\$ 5,177					\$ 5,716			
	601	Pool Deck - Repair/Seal	3	3	\$ 9,200	\$ 2,500			\$ 10,361			\$ 10,995			
	601	Upper Spa Deck - Seal	3	2	\$ 1,000	\$ 1,061			\$ 1,126			\$ 1,195			
	602	Concrete and Paver Walk - Replace	20	5	\$ 150,000				\$ 168,924						
	602	Pool Deck -Replace	20	7	\$ 100,000					\$ 131,111					
	602	Upper Spa Deck - Replace	20	4	\$ 20,000		\$ 20,000								
	603	Balcony Decks - Repair/Reseal	6	2	\$ 33,790		\$ 36,575					\$ 40,347			
	690	Forum Side Paver Deck - Resurface	20	4	\$ 165,000					\$ 182,173					
	692	Deck Drain Repairs	14	14	\$ 15,000										
	Mechanical Equip.	701	Boilers - Rebuild	10	8	\$ 35,000							\$ 41,828		
702		Boilers - Replace	25	9	\$ 245,000										
703		Water Heater - Replace Pool Room	12	10	\$ 900										
704		Snow Melt Boiler - Replace	25	14	\$ 30,000										
707		Elevators - Modernize	30	14	\$ 240,000										
709		Elevator Cabs - Remodel	15	2	\$ 45,000				\$ 45,000						
710		Emergency Generator - Replace	30	14	\$ 50,000										
711		Chiller - Replace	20	9	\$ 350,000		\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000				
712		Cooling Tower - Replace	30	14	\$ 125,000										
713		Building Automation System -Replace	20	18	\$ 23,000										

SUNDIAL LODGE HOA BUDGET 2018-19

CAPITAL RESERVE SCHEDULE/REPLACEMENT COST

Category	ID #	Component Name	Useful Life (yrs)	Remaining Useful Life	Estimated	2017 - 18 BUDGET	2018 -19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
					Replacement Cost								
	714	Exhaust Fan - Replace	25	9	\$ 38,000								
	715	Boiler and Chiller Pumps - Replace	15	1	\$ 50,923				\$ 55,121				
	715	Water Pumps - Replace	15	1	\$ 35,000				\$ 37,885				
	715	Common Water Supply Line - Repair	14	14	\$ 35,000								
	716	Leonard Mixing Valves - Replace	15	14	\$ 8,500								
	716	Pressure Reducing Valves - Replace	20	14	\$ 48,000								
	717	Suspended Heaters - Replace	20	5	\$ 40,000				\$ 45,046				
	790	Air Handlers - Replace	30	14	\$ 180,000	\$ 4,015							
	790	CO Sensors - Replace	10	10	\$ 3,389								\$ 8,735
	790	Expansion Tanks - Replace	25	9	\$ 12,000								\$ 16,127
	790	Fan Coil Units - Replace (500)	N/A	5	\$ 40,000		\$ 43,297					\$ 47,804	
	790	Flat-Plate Heat Exchanger- Boiler - Replace	20	4	\$ 23,000			\$ 25,394					
	790	Flat-Plate Heat Exchanger - Chiller - Replace	20	8	\$ 91,334							\$ 91,334	
	790	Hot Water Storage Tanks - Replace	20	18	\$ 40,000								
	790	Tube Heat Exchangers -Boiler - Replace	10	4	\$ 22,000			\$ 24,290					
	790	Variable Frequency Drive - New - Replace	15	12	\$ 3,000								
	790	Variable Frequency Drive - Replace	15	1	\$ 27,810								
	790	Water Softener System - Replace	10	10	\$ 20,000								
	791	Copper Piping - replace water pipes top flr	10	10	\$ 40,000	\$ 76,268							
	792	Hot Water Temperature Controller	10	10	\$ 6,000	\$ 10,554							
		Replace Valves in Chiller System											
		Domestic Hot Water Tempering Valce											
		Garage Exhaust Fans											
Life/Safety	901	Fire Protection System - Renovate	20	4	\$ 112,000					\$ 55,000			
Fencing	1001	Wood Fencing - Replace	15	5	\$ 10,000				\$ 10,030				
	1002	Metal Fencing - Replace	25	14	\$ 12,000								
		Chain Fence for Garbage Area											
Pool/Spa	1101	Pool - Resurface	10	10	\$ 13,400								
	1102	Lower Spa - Resurface	10	5	\$ 5,000								
	1102	Upper Spas - Resurface	10	4	\$ 8,000								
	1104	Pool and Spa Heaters - Replace	12	1	\$ 14,853	\$ 11,000							
	1105	Spa Heaters - Replace	12	10	\$ 8,000	\$ 5,000							
	1107	Pool and Spa Filters - Replace	12	1	\$ 2,546								
	1108	Spa Filters - Replace	12	10	\$ 3,000	\$ 2,000							
	1110	Spa Pumps - Replace	10	8	\$ 6,000							\$ 7,171	
	1110	Pool and Spa Pumps - Replace	10	0	\$ 3,600								
	1111	Chemical Controller Systems - Replace	10	4	\$ 16,000			\$ 17,665					
	1121	Lower Pool Furniture - Replace	6	6	\$ 21,250				\$ 20,000				
	1121	Upper Pool Furniture - Replace	6	0	\$ 8,000	\$ 8,243				\$ 9,189			
	1190	Pool and Spa Lifts - Replace	15	13	\$ 28,000								
	1190	Spa Emergency Shut-Off System Replace	15	4	\$ 1,000			\$ 1,104					
	1200	Pool Shade System	15	14	\$ 15,000								
Recreation Equipmen	1304	Drinking Fountain - Replace	15	4	\$ 1,400			\$ 1,546					
	1305	Barbeque Grill Stations	10	9	\$ 4,000								\$ 4,704

SUNDIAL LODGE HOA BUDGET 2018-19

CAPITAL RESERVE SCHEDULE/REPLACEMENT COST

Category	ID #	Component Name	Useful Life (yrs)	Remaining Useful Life	Estimated Replacement Cost	2017 - 18 BUDGET	2018 -19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	1308	Trash Receptacles - Replace	12	1	\$ 4,000								
	1309	Garage Recycle Receptacles - Replace	10	10	\$ 2,500								
Telephone	1350	Leaf Funding Lease	15	2	Capital Lease	\$ 2,915							
Interiors	1401	Commercial Laundry Equipment - Replace	20	17	\$ 57,005								
	1405	Furniture - Replace	15	7	\$ 45,000					\$ 57,005			
	1406	Fitness Equipment - Replace	15	1	\$ 10,000	\$ 3,500			\$ 3,500				
	1407	Cardio Equipment - Replace	10	1	\$ 18,000							\$ 19,102	
	1413	Large Building B Restrooms - Remodel	18	1	\$ 8,000				\$ 9,189				
	1413	Lower Pool Restroom - Remodel	18	1	\$ 3,000				\$ 3,446				
	1413	Small Building B Restrooms - Remodel	18	1	\$ 5,000				\$ 5,743				
	1420	Luggage Carts - Replace	15	12	\$ 6,000								
	1490	Automatic Door Openers - Replace	7	7	\$ 3,500					\$ 4,101			
	1490	Ice Machine - 2013 - Replace	12	10	\$ 6,000								
	1490	Ice Machine - Old - Replace	12	1	\$ 6,000	\$ 6,367							
	1493	Building Signage - Replace	8	3	\$ 15,000					\$ 7,500			
		Window Replacement											
		Corridor Woodwork											
		Artwork											
		Conference Room Door Refund											
		Mechanical Room Drywall											
Flooring	1501	Carpeting - Replace	8	1	\$ 82,000								\$ 105,161
	1590	Lobby Floors - Replace	30	20	\$ 75,000								
Light Fixtures	1601	Interior Light Fixtures - Replace	20	4	\$ 85,000								
	1602	Exterior Light Fixtures - Replace	20	4	\$ 21,000	\$ 2,211							
	1690	Garage Light Fixtures - Replace	20	4	\$ 38,000								
		Britenites Xmas											
Landscaping	1890	Side Garden Area - Waterproof	25	9	\$ 112,000								\$ 150,687
		Smoke Dampers				\$ 52,525	\$ 20,000						
Special Projects		Standalone TV System			\$ 20,000								
		RFID Lock Upgrade				\$ 70,538							
		Electrical System Survey / Rewire				\$ 132,177							
		Front Entry Regrading Roundabout			\$ 18,000								
		Chiller Repairs				\$ 40,133							
		Holiday Lights	3	3	\$ 6,000	\$ 6,080			\$ 6,200			\$ 6,400	
		Pool Leak Detection				\$ 9,715	\$ 9,000						
		Internet Access Points				\$ 5,840	\$ 5,900						
		Common Area Renovation				\$ 595,973							
		Cash bank - capital expense credit card rebate				\$ (293)							
		Budget Capital Expenditures			\$ 4,370,162	\$ 1,095,573	\$ 344,771	\$ 164,149	\$ 448,660	\$ 400,655	\$ 300,812	\$ 381,827	\$ 408,378
		Anticipated Beginning Capital Balance Assumes Bad Debt W/O				\$ 778,813	\$ 792,768	\$ 881,332	\$ 1,159,185	\$ 1,161,368	\$ 1,220,571	\$ 1,388,816	\$ 1,485,426
		Actual / Budgeted Reserve Placement (Anticipates a 2% increase yearly)				\$ 409,528	\$ 433,335	\$ 442,002	\$ 450,842	\$ 459,859	\$ 469,056	\$ 478,437	\$ 488,006
		Special Assessment				\$ 700,000							
		Budgeted Capital Expenses (from above)				\$ (1,095,573)	\$ (344,771)	\$ (164,149)	\$ (448,660)	\$ (400,655)	\$ (300,812)	\$ (381,827)	\$ (408,378)
		Anticipated Ending Capital Balance				\$ 792,768	\$ 881,332	\$ 1,159,185	\$ 1,161,368	\$ 1,220,571	\$ 1,388,816	\$ 1,485,426	\$ 1,565,054
		Reserve Study Fully Funded Balance				\$2,612,630	\$2,920,943	\$3,184,617	\$2,239,328	\$2,288,237	\$2,627,331	\$2,754,686	\$2,920,944
		Percent Funded by the HOA - Beginning Capital Balance				29.8%	27.1%	27.7%	51.8%	50.8%	46.5%	50.4%	50.9%
		Percent Funded by the HOA - Ending Capital Balance				30.3%	30.2%	36.4%	51.9%	53.3%	52.9%	53.9%	53.6%

STEP 1 to determine 2nd. Amendment Budget

Shortfall:	9.4230%	\$168,053.17
Amount paid by ASC:	33.33%	\$56,012.12
	33.33%	<u>\$56,012.12</u>
Total paid by ASC		\$112,024.24
Amount paid by HOA	33.34%	\$56,028.93
Budget after shortfall		\$1,615,382.78

ASC no longer manages the HOA

Shortfall:	9.4230%	\$168,053.17
Amount paid by ASC:	0.00%	\$0.00
	33.33%	<u>\$56,012.12</u>
Total paid by ASC		\$56,012.12
Amount paid by HOA	66.67%	\$112,041.05
Budget after shortfall		\$1,615,382.78

Under original CC&R's,

Commercial unit paid:	9.3972%	\$167,593.04
	<u>9.4230%</u>	<u>\$168,053.17</u>
	18.8202%	\$335,646.21
HOA paid	81.1798%	\$1,447,789.74

Under original CC&R's,

Commercial unit paid:	9.3972%	\$167,593.04
	<u>9.4230%</u>	<u>\$168,053.17</u>
	18.8202%	\$335,646.21
HOA paid	81.1798%	\$1,447,789.74

Under 2nd Amendment

Commercial pays 10.3748% of Row C15 (after shortfall)	10.3748%	\$167,592.73
ASC pays parking shortfall (row A10)		\$112,024.24
Total		\$279,616.98
Percent of total budget		15.6786%

Under 2nd Amendment

Commercial pays 10.3748% of Row C14 (after shortfall)	10.3748%	\$167,592.73
ASC pays parking shortfall (row A10)		\$56,012.12
Total		\$223,604.85
Percent of total budget		12.5379%

Residential pays 89.6252% of Row C15 (after shortfall)	89.6252%	\$1,447,790.05
Residential pays parking shortfall (row 13)		\$56,028.93
Total		\$1,503,818.97
Percent of total budget		84.3214%

Residential pays 89.6252% of Row C15 (after shortfall)	89.6252%	\$1,447,790.05
Residential pays parking shortfall (row 13)		\$112,041.05
Total		\$1,559,831.10
Percent of total budget		87.4621%

Note:

Based on revised ASRL management agreement, Residential Owners (HOA) share of shortfall is reduced by \$40,000, the amount ASRL contributes.

Residential absorbs all shortfalls

Dues	1,498,431.14
Interest	1,365.96
Other Fee	20,034.00
ASRL	40,000.00
	\$ 1,559,831.10
	\$ 1,559,831.10
oob	\$ (0.00)

