

**Edelweiss Haus HOA**  
**APPROVED 2017 BUDGET**

		<b>2017 BUDGET</b>	
<b>Income</b>			
4000 Monthly Association Dues	\$	313,851	\$12/month dues increase (2%)= 44*\$585; 1*\$414.22
4001 Reserve Fund Contribution	\$	(46,337)	
4005 Special Assessment	\$	-	
4006 Finance Charge Income	\$	500	
4007 Interest Income/Savings	\$	20	
4010 Rental Income/Condominium #200	\$	14,400	Long term rental: \$1200/month until 4/30/17
4012 Rental Income/Storage	\$	7,800	Garage closets: 1@\$100/mo;6@\$50/mo;Bldg C 1@\$70;6@\$30;Assume all rented
4013 Rental Income/Meeting Room	\$	2,000	
4014 Laundry Machine Income	\$	5,200	
4400 Miscellaneous Income	\$	100	Garage door openers; owner fines
<b>Total Income</b>	<b>\$</b>	<b>297,534</b>	
<b>Expense</b>			
5000 Management Fee	\$	45,510	Contract \$3792.50/mo
5005 Building Maintenance and Repairs	\$	28,000	Repr stucco front wall, lighting,wndw wash,BBQ,carpet clean, roof inspect/repr
5010 Boiler Maintenance and Repairs	\$	10,000	Annual inspection & repairs
5015 Snow Removal	\$	9,500	Contract \$7560/yr + \$2000 roof & hauling
5020 Landscaping	\$	9,000	Weeding/cleanup, sprinkler/tree maintenance; Xmas lights
5025 Pool/Spa Maintenance	\$	18,000	Contract \$800/mo;Chem \$200/mo;County inspect/permit \$300;repairs,extra clean \$5700
5030 Office Expense	\$	1,500	Printing (checks,parking passes), conference calls, PO box rental
5041 Security	\$	3,000	Patrol service 6/30-7/4, 7/21-24; pool monitor weekends July/Aug
5042 Fire Sprinkler	\$	1,700	Annual inspection \$1100; monitoring \$50/month
5045 Natural Gas	\$	35,856	Questar: 2016 forecast + 2%
5050 Electricity	\$	28,404	RMP: 2016 forecast + 10%
5055 Water	\$	25,115	PCMC: 2016 forecast + 15% + stormwater assesment \$173/month
5060 Recycling	\$	1,300	\$18/pickup; assume 5x/month peak seasons; 3x non peak
5065 Sewer	\$	20,725	SBWRC: \$1710mo; 2% increase in July
5070 Cable	\$	16,275	Comcast \$1252/mo + 250 repairs; price inc. Dec.
5075 Telephone	\$	3,120	Phone/fax- \$260/month
5076 Internet	\$	8,814	Comcast \$428 ;CenLnk\$140;Red Bm\$110+ \$500 repairs
5080 Laundry Machine Expense	\$	500	Washer/dryer repairs; coin collection
5085 Board Of Directors/Reimbursement	\$	2,000	
5090 Insurance	\$	14,046	\$1141/mo; 6% Increase in Aug
5113 Meeting Room Expense	\$	1,000	
6000 Legal/Professional Fees	\$	3,850	Tax prep \$600, Bed Bug Inspection \$2250, Legal \$1000
6010 Property Taxes	\$	2,500	
6020 State Taxes	\$	100	
6025 Condominium 200 Expense	\$	1,940	Mgmt commission=\$120/month + 500 misc. exp
6030 Depreciation	\$	8,234	Non-cash expense
6040 Miscellaneous Expense	\$	220	Office business license; HOA corp renewal
<b>Total Operating Expense</b>	<b>\$</b>	<b>300,209</b>	
<b>Net Operating Income</b>	<b>\$</b>	<b>(2,675)</b>	
<b>Other Income/Expenses</b>			
Other Income			
10000 Reserve Fund Contribution-Checking	\$	46,337	
10007 Reserve Fund Interest Earned	\$	50	
<b>Total Other Income</b>	<b>\$</b>	<b>46,387</b>	
Other Expenses			
11000 Reserve Fund Expenses	\$	21,200	Bldg A doors/stairwell windows; pool pump; pool furniture
<b>Net Other Income</b>	<b>\$</b>	<b>25,187</b>	
<b>Total Net Income</b>	<b>\$</b>	<b>22,512</b>	