

Edelweiss Haus HOA
APPROVED 2018 BUDGET

		\$600 assessment
		Reserve bal + \$52,724
		BUDGET
Income		
4000 Monthly Association Dues	\$313,877	
4001 Reserve Fund Contribution	(60,349)	
4005 Special Assessment	27,000	\$600/owner assessment. Billed Jan 1, July 1. To replenish reserve account
4006 Finance Charge Income	100	
4007 Interest Income/Savings	5	
4010 Rental Income/Condominium #200	15,400	Long term rental: \$1250/month. Increase to \$1300 5/1/18
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	0	
4014 Laundry Machine Income	6,000	
4400 Miscellaneous Income	120	Garage door openers \$60/each; owner fines
Total Income	\$ 309,953	

Expense		
5000 Management Fee	\$46,152	Revised contract \$3846/mo
5005 Building Maintenance and Repairs	30,000	Repr stucco front wall, lighting,wndw wash,BBQ,carpet clean, roof inspect/repr
5010 Boiler Maintenance and Repairs	8,000	Annual inspection & repairs
5015 Snow Removal	9,500	Driveways/sidewalks removal & salt + \$2000 roof & hauling
5020 Landscaping	6,000	Weeding/cleanup, sprinkler/tree maintenance; \$4K Xmas lights
5025 Pool/Spa Maintenance	24,340	Revisd cntract dates \$1220/mo;Chem \$200/mo;Inspect \$300;Repairs \$5K;Extra cln \$2k
5030 Office Expense	1,500	Printing (checks,parking passes), conference calls, PO box rental
5041 Security	1,500	Add lobby camera and keypad, maintenance
5042 Fire Sprinkler	4,000	Annual inspection \$1600;monitoring \$60/month; Repair/respond alarms
5045 Natural Gas	35,718	Questar: 2017 forecast + 2%
5050 Electricity	27,292	RMP: 2016 forecast + 5%
5055 Water	26,280	PCMC: 2016 forecast + 5%
5060 Trash/Recycling	2,800	Annual fee \$1152; \$25/recycle pickup; 6x/month peak; 4x non peak
5065 Sewer	20,946	SBWRC: \$1728mo; 2% increase in July
5070 Cable	16,500	Comcast \$1310/mo + 250 repairs
5075 Telephone	3,216	Phones - \$268/month
5076 Internet	9,232	Comcast + Blue Rim + FO internet \$686/month + \$1000 repairs
5080 Laundry Machine Expense	500	Washer/dryer repairs; coin collection
5085 Board Of Directors/Reimbursement	2,000	\$400/year per trustee
5090 Insurance	13,958	\$1144/mo; 4% Increase in Aug
5113 Meeting Room Expense	0	
6000 Legal/Professional Fees	3,850	Tax prep \$850, Bed Bug Inspection \$2K, Legal \$1000
6010 Property Taxes	3,919	
6020 State Taxes	100	
6025 Condominium 200 Expense	2,550	Mgmt commission + repairs
6030 Depreciation	9,155	NON-CASH EXPENSE
6040 Miscellaneous Expense	220	Office business license; HOA corp renewal
Total Operating Expense	\$ 309,228	
Net Operating Income	\$ 725	

Other Income/Expenses

Other Income		
10000 Reserve Fund Contribution-Checking	60,349	
10007 Reserve Fund Interest Earned	50	
Total Other Income	\$ 60,399	
Other Expenses		
11000 Reserve Fund Expenses	8,400	Pool pump; patio table/chairs; sauna heaters
Net Other Income	\$ 51,999	
Total Net Income	\$ 52,724	