

Edelweiss Haus HOA

APPROVED 2019 BUDGET

Income

4000 Monthly Association Dues	\$ 340,701	\$635/owner/month
4001 Reserve Fund Contribution	\$ (74,000)	\$8,900 expense + increase reserve balance \$65,140
4005 Special Assessment	\$ 27,000	\$600 assessment/owner; billed \$300 Feb 1 and \$300 Aug 1
4006 Finance Charge Income	\$ 25	
4007 Interest Income/Savings	\$ 5	
4010 Rental Income/Condominium #200	\$ 15,000	Long term rental: \$1250/month
4012 Rental Income/Storage	\$ 6,720	1@\$100/mo; 6@\$50; 1@\$70; 3@\$30 - 3 are vacant
4013 Rental Income/Meeting Room	\$ -	
4014 Laundry Machine Income	\$ 5,000	\$400-\$500/month
4400 Miscellaneous Income	\$ 120	Garage door openers \$75/each; owner fines
Total Income	\$ 320,571	

Expense

5000 Management Fee	\$ 46,152	Contract \$3846/mo
5005 Building Maintenance and Repairs	\$ 37,600	Lghting;commn windows;BBQ;hall carpets;repr gates/locks;deck rails;repaint cndo drs
5007 Deck Railings	\$ 1,800	Annual touchup deck railings
5010 Boiler Maintenance and Repairs	\$ 10,000	Annual inspection; quarterly pm; 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	\$ 27,500	Contract \$1220/mo;Chemicals \$3K; Inspection;Repairs \$6K;Extra cln \$3k
5030 Office Expense	\$ 1,200	Printing (checks,parking passes), conference calls, PO box rental
5041 Security	\$ 100	Security camera manintenance
5042 Fire Sprinkler	\$ 4,000	Jan.inspection \$1600; Monitor \$60/month; Repair/respond alarms
5045 Natural Gas	\$ 35,651	Questar: 2018 forecast + 2%
5050 Electricity	\$ 24,655	RMP: 2018 forecast, no change
5055 Water	\$ 28,000	PCMC: 2018 forecast, no change
5060 Trash/Recycling	\$ 2,800	Annual fee \$1152(s/b \$1620); \$27/recycle pickup; 6x/month peak; 4x non peak
5065 Sewer	\$ 20,150	SBWRC: \$1679mo; decrease in July 2018
5070 Cable	\$ 16,810	Comcast \$1380/mo + 250 repairs
5075 Telephone	\$ 2,500	Comcast \$193/month
5076 Internet	\$ 7,650	Comcast + Blue Rim + CenLink \$550/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	\$ 15,257	\$1251/mo; 4% Increase Aug renewal
5113 Meeting Room Expense	\$ 500	
6000 Legal/Professional Fees	\$ 3,850	Tax prep \$850, Bed Bug Inspection \$2K, Legal \$1000
6010 Property Taxes	\$ 4,125	
6020 State Taxes	\$ 100	
6025 Condominium 200 Expense	\$ 2,000	Mgmt commission + repairs
6030 Depreciation	\$ 9,595	NON-CASH EXPENSE
6040 Miscellaneous Expense	\$ 250	HOA corp renewal
Total Operating Expense	\$ 320,245	
Net Operating Income	\$ 326	

Other Income/Expenses

Other Income		
10000 Reserve Fund Contribution-Checking	\$ 74,000	
10007 Reserve Fund Interest Earned	\$ 40	
Total Other Income	\$ 74,040	
Other Expenses		
11000 Reserve Fund Expenses	\$ 8,900	Sealcoat Woodside parking; replace pool pump; sauna heaters
Net Other Income	\$ 65,140	
Total Net Income	\$ 65,466	
ENDING RESERVE BALANCE	\$ 138,710	