

Edelweiss Haus Homeowners' Association

2020 BUDGET - APPROVED

Income

	2020 Budget	
4000 Monthly Association Dues	\$ 340,877	Monthly dues per condo \$635 * 44; \$466.38 * 1
4001 Reserve Fund Contribution	\$ (72,500)	
4005 Special Assessment	\$ 45,000	Proposed \$1,000/owner; Billed quarterly March, June, Sept, Dec
4006 Finance Charge Income	\$ 25	
4007 Interest Income/Savings	\$ 5	
4010 Rental Income/Condominium #200	\$ 16,800	Long term rental: \$1400/month, assumes full year rental
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	\$ 342,047	

Expense

5000 Management Fee	\$ 46,152	Contract \$3846/mo
5005 Building Maintenance and Repairs	\$ 37,600	Lghting;common windows;BBQ;hall carpets;repr gates/locks;chimney inspection
5007 Deck Railings	\$ 1,800	Annual touchup deck railings
5010 Boiler Maintenance and Repairs	\$ 15,000	Annual inspection; quarterly pm; repairs
5015 Snow Removal	\$ 13,000	Driveways/sidewalks removal & salt + \$2000 roof & hauling
5020 Landscaping	\$ 10,000	Weeding/cleanup, sprinkler/tree maintenance; \$5K ext. tree lighting
5025 Pool/Spa Maintenance	\$ 26,000	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	\$ 4,200	Jan.inspection \$1600; Monitor \$60/month; Repair/respond alarms
5045 Natural Gas	\$ 33,793	Questar: 2019 forecast + 2%
5050 Electricity	\$ 25,000	RMP: 2019 forecast + 3%
5055 Water	\$ 26,000	PCMC: 2019 forecast + 3%
5060 Trash/Recycling	\$ 3,200	Annual fee \$1152(s/b \$1620); \$29/recycle pickup; 6x/month peak; 4x non peak
5065 Sewer	\$ 20,850	SBWRC: \$1712/mo; increase 3% in July
5070 Cable	\$ 16,870	Comcast \$1385/mo + 300 repairs
5075 Telephone	\$ 2,500	Comcast \$198/month
5076 Internet	\$ 7,000	Comcast + Blue Rim + CenLink \$500/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	\$ 16,000	\$1317/mo; 4% Increase Aug renewal
5113 Meeting Room Expense	\$ 400	Conf room repairs; elock maintenance
6000 Legal/Professional Fees	\$ 12,850	Tax prep \$850, Bed Bug Inspection \$2K, Legal \$10K for replat
6010 Property Taxes	\$ 7,575	Based on 2019 estimated from County
6020 State Taxes	\$ 100	
6025 Condominium 200 Expense	\$ 2,000	Mgmt commission + repairs
6030 Depreciation	\$ 9,595	
6040 Miscellaneous Expense	\$ 250	HOA corp renewal
Total Operating Expense	\$ 341,535	
Net Operating Income	\$ 512	

Other Income

10000 Reserve Fund Contribution-Checking	\$ 72,500
10007 Reserve Fund Interest Earned	\$ 50
Total Other Income	\$ 72,550

Other Expenses

11000 Reserve Fund Expenses	\$ 143,500	B&C boilers + repiping; Gate/lock on stairs; Spa boiler replacement
Net Other Income	\$ (70,950)	
Total Net Income	\$ (70,438)	Fund with reserve savings