

Edelweiss Haus Homeowners' Association

2021 BUDGET - APPROVED

Income

4000 Monthly Association Dues	\$	340,877	No increase: \$635/month * 44 condos; \$466.38 * 1
4001 Reserve Fund Contribution	\$	(59,010)	per 2021 reserve study update
4005 Special Assessment	\$	45,000	\$1000 assessment/owner - BILLED March, June, Sept, Dec
4006 Finance Charge Income	\$	-	
4007 Interest Income/Savings	\$	5	
4010 Rental Income/Condominium #200	\$	-	Apartment vacant for sale
4012 Rental Income/Storage	\$	7,080	1@\$100/mo; 6@\$50; 1@\$70; 4@\$30 - 2 are vacant @ \$30
4014 Laundry Machine Income	\$	4,000	\$300-\$500/month
4400 Miscellaneous Income	\$	120	Garage door openers \$75/each; owner fines
Total Income	\$	338,072	

Expense

5000 Management Fee	\$	46,152	PCL contract
5005 Building Maintenance and Repairs	\$	38,000	Lghting;common windows;BBQ;hall carpets;repr gates/locks;chimney inspection
5007 Deck Railings	\$	1,800	Annual touchup wood deck railings
5010 Boiler Maintenance and Repairs	\$	13,000	Annual inspection; quarterly pm; repairs
5015 Snow Removal	\$	20,000	Contractor + icemelt; \$1K roof; \$1K hauling
5020 Landscaping	\$	10,000	Weeding/cleanup, sprinkler/tree maintenance; \$5K ext. tree lighting
5025 Pool/Spa Maintenance	\$	25,000	Contract \$1220/mo;Chemicals \$3K; Inspection;Repairs \$6K;Extra cln \$3k
5030 Office Supplies	\$	1,200	Printing (checks,parking passes), conference calls, PO box rental
5041 Security	\$	1,000	Security camera manintenance + video review
5042 Fire Sprinkler	\$	6,500	Annual inspection \$2500; Monitor \$60/month; Repair/respond alarms
5045 Natural Gas	\$	33,800	Questar: 2019 forecast + 2%
5050 Electricity	\$	24,100	RMP: 2019 forecast + 3%
5055 Water	\$	26,000	PCMC: 2019 forecast + 4%
5060 Trash/Recycling	\$	3,200	Annual fee \$1280(s/b \$1800); \$29/recycle pickup
5065 Sewer	\$	20,976	SBWRC: \$1736/mo; increase 2% in July
5070 Cable	\$	17,580	Comcast \$1440/mo + 300 repairs
5075 Telephone	\$	2,500	Comcast \$199/month
5076 Internet	\$	8,200	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	\$	14,600	\$1200/mo; 3% Increase Aug renewal
5113 Meeting Room Expense	\$	125	E-lock maintenance
6000 Legal/Professional Fees	\$	7,000	Tax prep \$850, Bed Bug Inspect \$2K, Legal \$4K complete replat
6010 Property Taxes	\$	7,632	Based on 2020 estimated from County
6020 State Taxes	\$	100	
6025 Condominium 200 Expense	\$	-	
6030 Depreciation	\$	8,839	
6040 Miscellaneous Expense	\$	250	HOA corp renewal
Total Operating Expense	\$	340,054	
Net Operating Income	\$	(1,982)	

Other Income

10000 Reserve Fund Contribution-Checking	\$	59,010
10007 Reserve Fund Interest Earned	\$	30
Total Other Income	\$	59,040

Other Expenses

11000 Reserve Fund Expenses	\$	59,010	Ext. paint touchup \$7500; Bldg b boilers \$30K;Door signs \$15K;Wifi \$6600
Net Other Income	\$	30	

Total Net Income	\$	(1,952)
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