

# Edelweiss Haus Homeowners' Association

## 2022 BUDGET - APPROVED

### Income

|                                     | 2022<br>APPROVED  | NO EXENSES/PROCEEDS FROM SALE OF<br>CONDO #200/OFFICE ARE INCLUDED. |
|-------------------------------------|-------------------|---|
| 4000 Monthly Association Dues       | # \$ 340,875      | No increase: \$635/month * 44 condos; \$466.38 * 1                  |
| 4001 Reserve Fund Contribution      | \$ (43,741)       |   |
| 4005 Special Assessment             | \$ -              |   |
| 4006 Finance Charge Income          | \$ -              |   |
| 4007 Interest Income/Savings        | \$ 3              |   |
| 4010 Rental Income/Condominium #200 | \$ -              | Apartment vacant - for sale   |
| 4012 Rental Income/Storage          | \$ 7,440          | Garage: 1@\$100/mo; 6@\$50; Bulidng C: 1@\$70; 5@\$30               |
| 4014 Laundry Machine Income         | \$ 4,500          | \$300-\$500/month   |
| 4400 Miscellaneous Income           | \$ 120            | Garage door openers \$75/each; owner fines                          |
| <b>Total Income</b>                 | <b>\$ 309,197</b> |   |

### Expense

|                                       |                    |   |
|---------------------------------------|--------------------|---|
| 5000 Management Fee                   | \$ 46,152          | PCL contract  |
| 5005 Building Maintenance and Repairs | \$ 35,000          | Common windows;BBQ;hall carpets clean;repr gates/locks;chimney inspection       |
| 5007 Deck Railings                    | \$ 1,800           | Annual touchup wood deck railings   |
| 5010 Boiler Maintenance and Repairs   | \$ 12,000          | 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; \$6K ext. tree lighting            |
| 5025 Pool/Spa Maintenance             | \$ 26,000          | Contract \$1220/mo;Chemicals \$3K; Inspection;Repairs \$6K;Extra cln \$3k       |
| 5030 Office Supplies                  | \$ 1,000           | Printing (checks,parking passes), conference calls, PO box rental               |
| 5041 Security                         | \$ 1,000           | Security camera manintenance + video review; E-lock changes                     |
| 5042 Fire Sprinkler                   | \$ 5,000           | Annual inspection \$2K; Monitor \$60/month; Repair/respond alarms               |
| 5045 Natural Gas                      | \$ 37,302          | Questar: 2021 forecast + 2%   |
| 5050 Electricity                      | \$ 27,021          | RMP: 2021 forecast + 2%   |
| 5055 Water                            | \$ 29,192          | PCMC: 2021 forecast + 4%  |
| 5060 Trash/Recycling                  | \$ 3,800           | Annual fee \$1920(s/b \$2700); \$29/recycle pickup                              |
| 5065 Sewer                            | \$ 22,626          | SBWRC: \$1867/mo; increase 2% in July   |
| 5070 Cable                            | \$ 18,720          | Comcast \$1509/mo + 300 repairs   |
| 5075 Telephone                        | \$ 2,500           | Comcast \$206/month   |
| 5076 Internet                         | \$ 6,500           | Comcast + Blue Rim + CenLink \$500/month + \$400 repairs                        |
| 5080 Laundry Machine Expense          | \$ 500             | Washer/dryer repairs; coin collection   |
| 5085 Board Of Directors/Reimbursement | \$ 2,000           | \$400/year per trustee  |
| 5090 Insurance                        | \$ 16,200          | \$1328/mo; 4% Increase Aug renewal  |
| 5113 Meeting Room Expense             | \$ 300             | E-lock maintenance  |
| 6000 Legal/Professional Fees          | \$ 5,000           | Tax prep \$850, Bed Bug Inspect \$2K;\$2K legal                                 |
| 6010 Property Taxes                   | \$ 9,860           | Tax liability depends on timing of sale #200/office;value appealed for parcel Z |
| 6020 State Taxes                      | \$ 100             |   |
| 6025 Condominium 200 Expense          | \$ -               | No tenant - Sell real estate  |
| 6030 Depreciation                     | \$ -               | Expense depends on timing of sale #200  |
| 6040 Miscellaneous Expense            | \$ 250             | HOA corp renewal  |
| <b>Total Operating Expense</b>        | <b>\$ 339,823</b>  |   |
| <b>Net Operating Income</b>           | <b>\$ (30,626)</b> | Fund through sale of condo #200   |

### Other Income

|  |                  |
|--|------------------|
| 10000 Reserve Fund Contribution-Checking | \$ 43,741        |
| 10007 Reserve Fund Interest Earned       | \$ 30            |
| <b>Total Other Income</b>                | <b>\$ 43,771</b> |

### Other Expenses

|                             |                  |
|-----------------------------|------------------|
| 11000 Reserve Fund Expenses | \$ 6,600         |
| <b>Net Other Income</b>     | <b>\$ 37,171</b> |
| <b>Total Net Income</b>     | <b>\$ 6,545</b>  |