| $\overline{}$ | A | В | С | D | E | F | G | Н | | J |
|--|--|---|--|---|---|---|--|--|--|---|
| | | | 2020 P. I. | 2020 Actual | 2020 | 2020 D : | | \$ Budget | % Budget | 6 |
| 1 | | | 2020 Budget | thru Aug. | Estimated Sept Dec. | 2020 Projected | 2021 Budget | Change | Change | Comments |
| 2 | | Operating Income | | | | | | | | |
| 3 | 400.00 | Operating Assessments | 250,000 | 166,688 | 83,344 | 250,032 | 283,440 | 33,440 | 13% | |
| 4 | | Prior Year Carry Over | - | - | - | - | - | 0 | 0% | |
| | 402.00 | Water Sewer Assessment | 20,731 | 15,242 | 7,621 | 22,863 | 25,201 | 4,470 | 22% | equals expense. Phase 2 & 3 bill split evenly to units 1 -16. Phase 1 is |
| 5 | | | - | | | | | | | individually metered and billed by TMV. |
| 6 | 404.00 | Natural Gas Assessment | 18,900 | 7,839 | 4,400 | 12,239 | 15,750 | (3,150) | -17% | 60% of phase 1 & 2 gas bill is billed back to phase 2 owners (7-16) per sq footage allocation with monthly HOA dues |
| 7 | 416.00 | Blackstreet Agreement | - | 8,000 | - | 8,000 | - | 0 | 0% | all Blackstreet units are sold |
| 8 | 418.00 | Pet Fee/Parking Fee | 1 | - | - | - | 1 | 0 | 0% | |
| 9 | 426.00 | Operating Interest | - | 20 | 6 | 26 | - | 0 | 0% | |
| 10 | | Total Operating Income | 289,632 | 197,789 | 95,371 | 293,160 | 324,392 | 34,760 | 12% | |
| 11 | | Reserve Fund Income | | | | | | | <u> </u> | |
| 12 | 500.00 | Reserve Fund Assessments | 120,000 | 80,016 | 40,008 | 120,024 | 180,000 | 60,000 | 50% | |
| 12 | 510.00 | Reserve Fund Interest | - | 203 | 60 | 263 | - | 0 | 0% | |
| 13 | | Total Reserve Fund Income | 120,000 | 80,219 | 40,068 | 120,287 | 180,000 | 60,000 | 50% | |
| 14 | | Special Assessment Income | ., | | | -, - | | | | |
| 15 | 410.00 | Roof Replacement Project | | 1,500,000 | | 1,500,000 | | | | |
| 16 | | Total Special Assessment Income | | 1,500,000 | | 1,500,000 | | | | |
| 17 | | 1 | 409,632 | 1,778,008 | 135,439 | 1,500,000 | 504,392 | 94,760 | 23% | |
| 18 | | Operating Expenses | 409,032 | 1,778,008 | 133,439 | 1,913,447 | 304,392 | 94,/00 | 2370 | |
| 19 | (00 | Operating Expenses | | <u> </u> | <u> </u> | | | | 1 | |
| 20 | 600 | Administrative | 20.10 | | | 22.2 | 22.24 | | 2227 | |
| 21 | 600.01 | Facilities Management | 28,428 | 14,832 | 7,416 | 22,248 | 22,248 | (6,180) | -22% | |
| 22 | 600.02 | Administration and Accounting | 11,000 | 12,360 | 6,180 | 18,540 | 18,540 | 7,540 | 69% | |
| 23 | 600.03 | Supplemental Services, Copies, Postage, Etc. | 100 | 463 | 0 | 463 | 200 | 100 | 100% | |
| 24 | 600.05 | Teleconference | 850 | 329 | 300 | 629 | 850 | 0 | 0% | |
| 25 | 600.06 | Bank Charges | 300 | 84 | 48 | 132 | 144 | (156) | -52% | |
| 26 | - | Fees, License | 40 | 0 | 0 | 0 | 0 | (40) | -100% | eliminated |
| | - | website | 1,100 | 0 | 0 | 0 | 0 | (1.100) | -100% | eliminated |
| 27 | | | 1,100 | U | 0 | 0 | 0 | (1,100) | -10070 | ciminated |
| 27 28 | | Total Administrative | 41,818 | 28,068 | 13,944 | 42,012 | 41,982 | 164 | 0% | Ciminated |
| 27 28 29 | 650 | | | | | | | | | Ciminica |
| | | Total Administrative | | | | | | | | Ciminica |
| 29 | 650 | Total Administrative Exterior Maintenance & Repair | 41,818 | 28,068 | 13,944 | 42,012 | 41,982 | 164 | 0% | |
| 29 | 650 650.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior | 41,818 10,000 | 28,068 3,258 | 13,944 2,750 | 42,012 6,008 | 6,000 | (4,000) | 0% -40% | |
| 29 | 650 650.01 650.02 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance | 41,818 10,000 7,500 | 28,068 3,258 | 13,944 2,750 | 42,012 6,008 | 6,000 8,000 | (4,000) 500 | 0% -40% 7% | |
| 29 | 650 650.01 650.02 650.04 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements | 41,818 10,000 7,500 | 28,068 3,258 1,143 | 2,750 1,000 | 42,012 6,008 2,143 | 6,000 8,000 10,000 | 164 (4,000) 500 5,000 | 0% -40% 7% 100% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 |
| 29 | 650 650.01 650.02 650.04 650.05 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair | 10,000 7,500 5,000 | 28,068 3,258 1,143 - 1,181 | 2,750 1,000 | 6,008 2,143 - 1,691 | 6,000 8,000 10,000 1,500 | (4,000) 500 5,000 1,500 | 0% -40% 7% 100% n/a | |
| 29 | 650 650.01 650.02 650.04 650.05 650.06 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground | 10,000 7,500 5,000 - 5,700 | 28,068 3,258 1,143 - 1,181 1,911 | 2,750 1,000 | 6,008 2,143 - 1,691 1,911 | 6,000 8,000 10,000 1,500 5,700 | (4,000) 500 5,000 1,500 | 0% -40% 7% 100% n/a 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 |
| 29 30 31 32 33 34 35 36 | 650 650.01 650.02 650.04 650.05 650.06 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof | 41,818 10,000 7,500 5,000 - 5,700 14,600 | 28,068 3,258 1,143 - 1,181 1,911 9,666 | 2,750 1,000 - 510 | 6,008 2,143 - 1,691 1,911 9,666 | 6,000 8,000 10,000 1,500 5,700 | (4,000) 500 5,000 1,500 0 | 0% -40% -7% 100% n/a 0% 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 |
| 29 30 31 32 33 34 35 36 37 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 | 2,750 1,000 - 510 - 3,000 | 6,008 2,143 - 1,691 1,911 9,666 8,386 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 | (4,000) 500 5,000 1,500 0 | 0% -40% 7% 100% n/a 0% 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 |
| 29 30 31 32 33 34 35 36 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 | 2,750 1,000 - 510 - 3,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) | 0% -40% 7% 100% n/a 0% 0% -33% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 |
| 29 30 31 32 33 34 35 36 37 38 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 3,000 - | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 | 2,750 1,000 - 510 - 3,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 | (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning |
| 29 30 31 32 33 34 35 36 37 38 39 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 3,000 - 4,540 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 | 2,750 1,000 - 510 - 3,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) |
| 29 30 31 32 33 34 35 36 37 38 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 3,000 - 4,540 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 | 13,944 2,750 1,000 - 510 - 3,000 1,000 - - - | 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 2,000 2,500 9,627 - 3,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 - 650.11 - | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers | 41,818 10,000 7,500 5,000 - 5,700 14,600 11,700 3,000 - 4,540 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 | 2,750 1,000 - 510 - 3,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 | 28,068 3,258 1,143 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 | 13,944 2,750 1,000 - 510 - 3,000 1,000 - - - | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 2,000 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 - 650.11 - | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 | 13,944 2,750 1,000 510 3,000 1,000 300 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 2,000 2,500 9,627 - 3,000 2,500 2,500 10,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 2,000 0 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 650.11 - 650.18 650.19 650.20 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 | 28,068 3,258 1,143 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 | 13,944 2,750 1,000 - 510 - 3,000 1,000 - - - | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 2,000 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 | 13,944 2,750 1,000 510 3,000 1,000 300 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 2,000 2,500 9,627 - 3,000 2,500 2,500 10,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 2,000 0 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 650.11 - 650.18 650.19 650.20 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 | 13,944 2,750 1,000 510 3,000 1,000 300 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 2,000 2,500 9,627 - 3,000 2,500 2,500 10,000 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 2,000 0 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.09 650.10 650.11 - 650.18 650.19 650.20 650.20 670.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance & Repair | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 | 13,944 2,750 1,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 3,000 2,500 2,000 0 14,087 | 0% -40% 7% 100% n/a 0% 0% -33% n/a 112% n/a n/a 19% -67% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 650.20 670.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Repair General Maintenance Interior | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 | 13,944 2,750 1,000 510 3,000 1,000 300 4,000 4,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 0 14,087 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a 19% -67% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 650.20 670.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Repair General Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 | 13,944 2,750 1,000 510 3,000 1,000 300 4,000 2,000 7,828 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 2,000 3,000 23,484 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 5,087 (3,000) 3,000 2,500 0 14,087 (4,000) 3,000 0 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a 19% -67% n/a 0% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.09 650.10 - 650.18 650.19 650.20 670.01 670.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial Janitorial Supplies | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 23,484 3,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 677 | 13,944 2,750 1,000 510 3,000 1,000 300 4,000 4,000 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 1,017 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 2,000 3,000 23,484 1,200 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 3,000 2,500 0 14,087 (4,000) 3,000 0 (1,800) | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a -67% n/a 0% -60% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be accrued and earmarked for 2021. |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 650.20 670.01 670.01 670.01 670.02 670.03 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial Janitorial Supplies Alarm System Maintenance, Response, T&I | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 23,484 3,000 1,500 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 677 2,779 | 13,944 2,750 1,000 - 510 - 3,000 1,000 300 4,000 2,000 7,828 340 - | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 1,017 2,779 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 10,000 89,127 2,000 3,000 23,484 1,200 2,800 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 3,000 2,500 14,087 (4,000) 3,000 0 (1,800) 1,300 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a 19% -67% n/a 0% -60% 87% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be accrued and earmarked for 2021. |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 | 650 650.01 650.02 650.04 650.05 650.06 650.09 650.10 - 650.18 650.19 650.20 670.01 670.01 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial Janitorial Supplies | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 23,484 3,000 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 677 | 13,944 2,750 1,000 510 3,000 1,000 300 4,000 2,000 7,828 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 1,017 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 2,000 3,000 23,484 1,200 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 3,000 2,500 0 14,087 (4,000) 3,000 0 (1,800) | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a n/a -67% n/a 0% -60% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be accrued and earmarked for 2021. 2020: T&I \$2,200 + \$500 repairs \$146 quarterly phase 2 &3 |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 | 650 650.01 650.02 650.04 650.05 650.06 650.07 650.08 650.10 650.11 - 650.18 650.19 650.20 670.01 670.01 670.01 670.02 670.03 | Total Administrative Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial Janitorial Supplies Alarm System Maintenance, Response, T&I | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 23,484 3,000 1,500 | 28,068 3,258 1,143 - 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 677 2,779 | 13,944 2,750 1,000 - 510 - 3,000 1,000 300 4,000 2,000 7,828 340 - | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 1,017 2,779 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 10,000 89,127 2,000 3,000 23,484 1,200 2,800 | 164 (4,000) 500 5,000 1,500 0 0 (1,000) 2,500 3,000 2,500 14,087 (4,000) 3,000 0 (1,800) 1,300 | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a 19% -67% n/a 0% -60% 87% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) eliminated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be accrued and earmarked for 2021. |
| 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 | 650 650.01 650.02 650.04 650.05 650.08 650.09 650.10 650.11 - 650.18 650.19 650.20 670.01 670.02 670.03 670.04 670.05 670.06 | Exterior Maintenance & Repair General Maintenance Exterior Landscape Maintenance Landscape Maintenance Landscape Improvements Irrigation System Maintenance & Repair Snow Removal Ground Snow Removal Ground Snow Removal Roof Hot Tub and Pool Maintenance Hot Tub & Pool Repair Roof Maintenance and Repairs Window Washing 3rd Floor Sun Deck Deck Furniture Garage Door Maintenance, Repair, Openers Painting Exterior Maintenance Contingency Total Exterior Maintenance & Repair Interior Maintenance Repair General Maintenance Interior Maintenance Parts and Supplies Common Area Janitorial Janitorial Supplies Alarm System Maintenance, Response, T&I Alarm System Monitoring | 41,818 10,000 7,500 5,000 5,700 14,600 11,700 3,000 4,540 3,000 10,000 75,040 6,000 23,484 3,000 1,500 1,268 | 28,068 3,258 1,143 1,181 1,911 9,666 5,386 700 1,323 4,376 87 1,844 2,084 319 1,000 34,278 4,891 2,052 15,656 677 2,779 1,039 | 13,944 2,750 1,000 510 3,000 1,000 300 8,560 4,000 7,828 340 292 | 42,012 6,008 2,143 - 1,691 1,911 9,666 8,386 1,700 1,323 4,376 87 1,844 2,384 319 1,000 42,838 8,891 4,052 23,484 1,017 2,779 1,331 | 41,982 6,000 8,000 10,000 1,500 5,700 14,600 11,700 2,000 2,500 9,627 - 3,000 2,500 2,000 10,000 89,127 2,000 3,000 23,484 1,200 2,800 1,168 | 164 (4,000) 500 5,000 1,500 0 (1,000) 2,500 5,087 (3,000) 3,000 0 14,087 (4,000) 3,000 0 (1,800) 1,300 (100) | 0% -40% 7% 100% n/a 0% 0% 0% -33% n/a 112% n/a n/a 19% -67% n/a 0% -60% 87% -8% | 2021: seasonal Nov - April. 2 year seasonal average \$4,900 2021: seasonal Nov - April. 2 year seasonal average \$13,850 includes gutter and downspouts cleaning 10% rate increase (needs BOD direction 2x) climinated small scale touch ups Anticipate reduction in unit repairs resulting from roof leaks in 2021. 2020 actual for unit repairs thru Aug = \$1,725 + anticipated additional \$4,000. If repairs are not completed in 2020 the budgeted funds will be accrued and earmarked for 2021. 2020: T&I \$2,200 + \$500 repairs \$146 quarterly phase 2 &3 Otis. 2021 allows for potential 4% increase in contract. Annual T&I |

2021 Lorian Budget Approved 1 Full Circle HOA Management

| | Α | В | С | D | E | F | G | Н | I | J |
|-----|--------|--|-------------|--------------------------|--------------------------------|----------------|-------------|---------------------|--------------------|---|
| 1 | | | 2020 Budget | 2020 Actual thru Aug. | 2020 Estimated Sept Dec. | 2020 Projected | 2021 Budget | \$ Budget Change | % Budget Change | Comments |
| 55 | 670.09 | Mechanical Maintenance | 500 | 435 | 1,000 | 1,435 | 2,000 | 1,500 | 300% | |
| 56 | 670.10 | Mechanical Repair | 2,000 | 3,278 | - | 3,278 | 10,000 | 8,000 | 400% | 2021 includes \$8k for magnetic dirt separator |
| 57 | 670.13 | Fire Suppression System Maintenance and T&I | 2,000 | 925 | 5,535 | 6,460 | 2,650 | 650 | 33% | T&I sprinklers & extinguishers. Dynamic proposal for repairs in 2020 or 2021 \$4,085. Annual T&I \$1,350 |
| 58 | 670.14 | Backflow Preventer Maintenance | - | 1,013 | 4,625 | 5,638 | 1,200 | 1,200 | n/a | Dynamic proposal for repairs in 2020 or 2021 \$4,625. |
| 59 | 670.15 | Clubhouse & Gym Amenities | - | 90 | - | 90 | 5,000 | 5,000 | n/a | 2020: gym equipment |
| 60 | 670.16 | Interior Common Area Painting and Drywall Repairs | - | 2,468 | - | 2,468 | 2,500 | 2,500 | n/a | |
| 61 | 670.17 | Pest Control | - | 87 | - | 87 | 1,896 | 1,896 | n/a | |
| 62 | 670.18 | Drain Cleaning | - | - | 1,000 | 1,000 | 1,000 | 1,000 | n/a | Includes preventative cleaning |
| 63 | 670.19 | Garage Sand Tank | - | - | - | - | 0 | 0 | n/a | placeholder, timing tbd |
| 64 | 670.20 | Common Area Carpet Cleaning | - | 174 | - | 174 | 800 | 800 | n/a | gym and clubhouse |
| 65 | - | 10% - 15% overhead | 1,000 | - | - | - | 0 | (1,000) | -100% | eliminated |
| 66 | | Total Interior Maintenance & Repair | 49,652 | 37,567 | 31,721 | 69,288 | 71,072 | 21,420 | 43% | |
| 67 | 680 | Professional Fees | | | | | | | | |
| 68 | 680.01 | Legal | 2,500 | 700 | - | 700 | 2,500 | 0 | 0% | |
| 69 | 680.03 | Tax Return Preparation | 0 | 625 | - | 625 | 650 | 650 | n/a | |
| 70 | | Total Professional Fees | 2,500 | 1,325 | 0 | 1,325 | 3,150 | 650 | 26% | |
| 71 | 690 | Utilities | | | | | | | | |
| 72 | 680.01 | Water and Sewer | 20,731 | 15,286 | 7,624 | 22,910 | 25,201 | 4,470 | 22% | 2021 increase 10% over actual Should some of this expense be paid for by the HOA for irrigation, pool and hot tub? Therefore billed by sq. ft. to all units. The \$ difference may be insignificant. |
| 73 | 680.02 | Electricity | 23,000 | 14,211 | 6,326 | 20,537 | 23,000 | 0 | 0% | 3 year average \$19,900 |
| 74 | 690.03 | Natural Gas | 31,500 | 15,696 | 8,400 | 24,096 | 31,500 | 0 | 0% | Phase 1 & 2 gas bill: 60% billed to phase 2 owners per sq footage allocation. 40% paid by the HOA per square footage. (meter SG612836) Phase 3 gas bill: snowmelt. 100% paid by the HOA per square footage (meter SG641560) 3 |
| 75 | 690.04 | Cable/Internet | 1,860 | 1,311 | 656 | 1,967 | 1,968 | 108 | 6% | \$164/mo |
| 76 | 690.05 | Telephone Alarm | 2,340 | 1,373 | 801 | 2,174 | 2,376 | 36 | 2% | Alarm & Elevator Approx \$198/mo |
| 77 | 690.06 | Trash & Recycling | 6,650 | 2,325 | 1,756 | 4,081 | 4,500 | (2,150) | -32% | Approx \$365/mo |
| 78 | | Total Utilities | 86,081 | 50,202 | 25,563 | 75,765 | 88,545 | 2,464 | 3% | |
| 79 | 695 | Insurance | 30,500 | 13,310 | 0 | 13,310 | | | | Mountain West Insurance. All policies renew Oct. 18 |
| 80 | 695.01 | Liability & Property Package | - | - | 13,354 | 13,354 | 27,129 | 27,129 | n/a | Allianz |
| 81 | 695.04 | Crime/Fidelity & D&O | - | - | 1,495 | 1,495 | 1,495 | 1,495 | n/a | Travelers |
| 82 | 695.05 | Umbrella | - | • | 1,540 | 1,540 | 1,540 | 1,540 | n/a | Greenwich |
| 83 | 695.07 | Workers Compensation | - | 1 | 352 | 352 | 352 | 352 | n/a | Pinnacol. Non-employee policy. |
| 84 | | Total Insurance | 30,500 | 13,310 | 16,741 | 30,051 | 30,516 | 16 | 0% | |
| 85 | 700.00 | Special Projects | | | | | | | | |
| 86 | | | - | - | - | - | - | 0 | 0% | |
| 87 | | Total Special Projects | - | - | - | - | - | 0 | 0% | |
| 88 | 800 | Reimbursable Expenses | | | | | | | | |
| 89 | | Reimbursable Unit Charges | - | - | - | - | - | 0 | 0% | |
| 90 | | Total Reimbursable Expenses | - | - | - | - | - | 0 | 0% | |
| 91 | | Total Operating Expenses | 285,591 | 164,750 | 96,528 | 261,278 | 324,392 | 38,801 | 14% | |
| 92 | 900 | Funding Expenses | | | | | | | | |
| 93 | 900.01 | Capital Reserve Assessment Funding | 120,000 | 80,016 | 40,008 | 120,024 | 180,000 | 60,000 | 50% | |
| 94 | 900.02 | Capital Reserve Additional Funding | - | - | - | - | - | 0 | 0% | |
| 95 | 900.03 | Capital Reserve Interest Funding | - | 203 | 60 | 263 | - | 0 | 0% | |
| 96 | | Total Capital Reserve Funding | 120,000 | 80,219 | 40,068 | 120,287 | 180,000 | 60,000 | 0% | |
| 97 | 810 | Construction Account Funding: Roof Project | - | 1,500,000 | - | 1,500,000 | - | 0 | 0% | |
| 98 | | Total Funding Expenses | 120,000 | 1,580,219 | 40,068 | 1,620,287 | 180,000 | 60,000 | 50% | |
| 99 | | Total Expenses | 405,591 | 1,744,969 | 136,596 | 1,881,565 | 504,392 | | | |
| 100 | | Net Income (Loss) | 4,041 | 33,039 | (1,157) | 31,881 | - | | | |
| 101 | | | | | | | | | | |
| 102 | | Starting Retained Earnings | - | | | 9,086 | - | | | |
| 103 | | Net Income (Loss) | 4,041 | 33,039 | (1,157) | 31,881 | - | | | |
| 104 | | Contribute NI to 2021 Operating or Capital Reserve Fund | - | | | - | - | | | Contribute 2020 excess to capital reserve fund per actual. |
| 105 | | Ending Retained Earnings | 4,041 | | | 40,968 | - | | | Tax Return 11-20H Filed. Want \$0 RE |
| 100 | | - | | | | | | | 1 | |

| П | Α | В | С | D | E | F | G | Н | ı | J |
|-----|--|---|--------------------|--------------------------|--------------------------------|---------------------|----------------|---------------------|--------------------|--|
| 1 | | | 2020 Budget | 2020 Actual thru Aug. | 2020 Estimated Sept Dec. | 2020 Projected | 2021 Budget | \$ Budget Change | % Budget Change | Comments |
| 106 | 6 | | | | | | | | | |
| 107 | | CAPITAL RESERVE FUND (major repairs and improvements that extend the life of the asset) | 2020 Budget | 2020 Actual thru Aug. | 2020 Estimated Sept Dec. | 2020 Projected | 2021 Budget | | | |
| 108 | | Beginning Balance | 69,492 | 85,926 | 133,898 | 85,926 | 151,966 | | | |
| 109 | | Capital Reserve Deposits | | | | | | | | |
| 110 | | Assessment Funding | 120,000 | 80,016 | 40,008 | 120,024 | 180,000 | | | |
| 111 | | Additional Funding | - | - | - | - | - | | | |
| 112 | | Interest | - | 203 | 60 | 263 | 1 | | | |
| 113 | | Total Deposits | 120,000 | 80,219 | 40,068 | 120,287 | 180,000 | | | |
| 114 | | Capital Reserve Withdrawals | | | | | | | | |
| 115 | | Roof Consulting: Amtech | 36,300 | 14,300 | 22,000 | 36,300 | - | | | |
| 116 | | 2019 Roof Repair (final Billing in 2020) | - | 18,034 | - | 18,034 | - | | | |
| 117 | | 2019 Pool and Spa Repairs (final billing in 2020) | - | (88) | - | (88) | - | | | net of final billing + credit for \$10k not owed |
| 118 | | 2021 Phase 1 Landscape Wall | - | - | - | - | 2,000 | | | |
| 119 | | 2021 Phase 2 Level 2 paver/waterproofing | - | - | - | - | - | | | needs direction |
| 120 | | 2021 Capital Reserve Expenditures | - | - | - | - | 20,000 | | | final scope and contract to be determined by BOD |
| 121 | | Total Withdrawals | 36,300 | 32,247 | 22,000 | 54,247 | 22,000 | | | |
| 122 | | Ending Balance | 153,192 | 133,898 | 151,966 | 151,966 | 309,966 | | | |
| 123 | | Note: comments are for internal planning purposes on | ly and are not bir | nding or intended to | o be relied upon l | by owners or purcha | sers of units. | | | |
| 124 | | | | | | | | | | |
| 125 | | | | | | | | | | |
| 126 | | Lorian Capital Investment Requirements/Prioriti | es | | | 1 | i | | | |
| 127 | 1 | phase I landscape wall | | 2021 | Reserve Fund | \$ 2,000 | | | | |
| 128 | 2 | phase II planters, trees and other landscaping | | | | \$ 50,000 | | | | |
| 129 | 3 | sundeck stairwell water proofing project | | | | \$ 10,000 | | | | |
| 130 | 4 | phase II level 2 paver replacement project | | 2021 | Reserve Fund | \$ 35,000 | | | | |
| 131 | 5 | clubhouse update | | | | \$ 15,000 | | | | |
| 132 | 6 | gym update / exercise equipment | | 2021 | Operating | \$ 5,000 | | | | |
| 133 | 7 | pool furniture replacement | | 2021 | Operating | \$ 3,000 | | | | |
| 134 | 8 | lobby renovations (includes elevator areas) | | | | \$ 12,500 | | | | |
| 135 | 9 | magnetic dirt / air separator for mechanical system | | 2021 | Operating | \$ 8,000 | | | | |
| 136 | 10 | circulation pumps x 2 | | | | \$ 8,000 | | | | |
| 137 | 11 | exterior lighting | | | | \$ 5,500 | | | | |
| 138 | | TOTAL | | | | \$ 154,000 | | | | |
| 139 | these are preliminary estimates of costs | | | | | | | | | |