

SnowFlake Condominium Association

Operating Fund 2011 Budget with 2010 Budget and Predicted Actual

	2010 Est Actual	2010 Budget	2011 Budget	Comments
Income				
OPERATING FUND INCOME				
Operating Fund Dues	202,000.00	202,000.00	202,000.00	
Late Charges	1,263.44	0.00	0.00	
Laundry & Vending	1,016.28	500.00	500.00	
Miscellaneous	0.00	0.00	0.00	
Total OPERATING FUND INCOME	204,279.72	202,500.00	202,500.00	
Total Income	204,279.72	202,500.00	202,500.00	
Expense				
OPERATING FUND EXPENSE				
ADMINISTRATIVE & PROFESSIONAL				
Bank Charges	0.00	0.00	0.00	
Dues, CMRA	2,362.50	1,584.00	1,560.00	
Dues, Fees & Subscriptions	10.00	110.00	110.00	
Insurance - Building	9,244.25	9,800.00	9,800.00	
Management - Building	18,639.00	18,639.00	19,200.00	3% increase
Management - Business	7,107.00	7,107.00	7,320.00	3% increase
Office Supplies	379.87	200.00	200.00	
Operating Supplies	1,591.01	1,000.00	1,000.00	
Postage	168.15	200.00	200.00	
Professional Fees	4,975.00	6,000.00	5,000.00	
Taxes - Property	827.28	750.00	850.00	
Total ADMINISTRATIVE & PROFESSIONAL	45,304.06	45,390.00	45,240.00	
UTILITIES				
Cable Television	20,706.30	19,779.84	21,600.00	22,800.00
Electric - Managers	749.82	925.00	925.00	
Gas & Electric - Common	47,353.84	55,985.52	50,000.00	
Telephone	1,292.26	1,200.00	1,300.00	
Telephone - Mgr Repaid	0.00	0.00	0.00	
Trash Removal	4,800.20	5,000.00	5,000.00	
Water & Sewer	36,013.99	35,650.00	36,100.00	
Total UTILITIES	110,916.41	118,540.36	114,925.00	
MAINTENANCE & OTHER				
Firewood	2,420.00	3,000.00	3,000.00	
Landscaping	543.91	1,000.00	1,000.00	
Miscellaneous Expense	340.05	600.00	600.00	
Repairs & Maintenance	11,884.81	12,000.00	13,085.00	(1,200.00)
Repairs & Maintenance - Boiler	5,751.44	8,000.00	8,000.00	
Service Contract - Elevator	5,174.80	5,200.00	5,200.00	
Service Contract - Fire	2,439.29	3,200.00	3,200.00	
Snow Removal	5,995.00	8,250.00	8,250.00	
Total MAINTENANCE & OTHER	34,549.30	41,250.00	42,335.00	
Total OPERATING FUND EXPENSE	190,769.77	205,180.36	202,500.00	
Total Expense	190,769.77	205,180.36	202,500.00	
Estimated Income	13,509.95	-2,680.36	0.00	
Beginning Fund Balance	-			
Estimated Transfer to Capital Reserves	(13,509.95)			
Estimated Ending Fund Balance	-			

SnowFlake Condominium Association					
Capital Reserve Fund 2011 Budget with 2010 Budget and Predicted Actual					
		2010 Est Actual	2010 Budget	2011 Budget	Comments
Income					
CAPITAL RESERVE FUND INCOME					
	Capital Reserve Fund Dues	23,826.00	23,826.00	28,500.00	
	Interest	1,096.39	2,000.00	1,100.00	
	Total CAPITAL RESERVE FUND INCOME	24,922.39	25,826.00	29,600.00	
	Total Income	24,922.39	25,826.00	29,600.00	
Expense					
CAPITAL RESERVE FUND EXPENSE					
New Reserve Study Component List:					
	Boilers - Rebuild (Domestic)				
	Boilers - Rebuild (Heat)				
	Boilers - Replace (Domestic)				
	Boilers - Replace (Heat)				
	Carpeting - Replace (1st Floor, Stairwells)				
	Carpeting - Replace (2nd - 5th)				
	Common Windows - 4th & 5th, H & SW				
	Concrete Surfaces - Repair/Replace				
	Drywall acoustic ceilings				
	Elevator - Rebuild/Upgrade				
	Elevator Cab - Remodel				
	Expansion Tanks - Replace				
	Ext Surfaces - Repaint Walls				
	Glass Entry Door & Sidelite - Replace				
	Hot Water Storage Tank - Replace				
	HVAC Furnace - Replace				
	Interior Hallway Lights - Replace				
	Interior Steel Doors - Replace (Common)				
	Interior Surfaces - Repaint Halls & ceilings			5,210.00	moved from 2010 Hallway Improvements
	Interior Surfaces - Stairwells				
	Lighting 1st floor				
	Managers Unit - Remodel				
	Managers Unit Windows - Replace				
	Millwork - Replace				
	Miscellaneous Heaters - Replace		0.00	0.00	
	Plumbing Infrastructure				
	Repair/seal/paint Garage Ceiling				
	Vehicle Barrier Arms - Replace				
	Wood Benches - Replace				
	Wood Deck - Replace				
	Wood Interior Doors (common) - Replace				
	Wood Shake Roof - Replace w/ other				
	Wood trim four halls				
	Wood trim Lobby				

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Capital Reserve Fund 2011 Budget with 2010 Budget and Predicted Actual					
		2010 Est Actual	2010 Budget	2011 Budget	Comments
	Old Components: 2010 and earlier				
	Baseboard & Common Doors	920.00	920.00	0.00	appropriated and expended in 2010
	Entry Lobby	0.00	0.00	0.00	
	Fire Alarm System	6,190.00	6,190.00	0.00	appropriated and expended in 2010
	Hallway Heaters	0.00	0.00	0.00	\$25,000 rescinded for Hallway Heaters
	Hallway Improvements	0.00	5,210.00	0.00	\$5210 move to Interior surfaces - Repaint. Appropriated in 2010, not spent in fye 2010
	Painting	1,650.00	0.00	0.00	expended in 2010, not appropriated
	Smoke Detectors	6,190.00	6,190.00	0.00	appropriated and expended in 2010
	Unspecified improvements	10,909.42	0.00	0.00	windows and reserve sudy, not appropriated in capital reserves
	Total CAPITAL RESERVE FUND EXPENSE	25,859.42	18,510.00	5,210.00	
	Estimated Income	-937.03	7,316.00	24,390.00	
	Beginning Fund Balance	121,818.00			
	Estimated Transfer from Operating Fund	13,509.95			
	Estimated Ending Fund Balance	134,390.92			