

One Snowmass  
2019 Preliminary Budget

	2019 Proposed Budget	% ALLOCATION			\$ ALLOCATION			Total
		Residential Units	Non- Residential Units	Non- Residential (Clinic)	Residential Units	Non-Residential Units	Non-Residential (Clinic)	
<b>Revenues</b>								
Operating Assessments	1,211,935				1,119,353	61,491	31,091	1,211,935
Replacement Assessments	180,000	80.30%	14.16%	5.55%	144,532	25,484	9,984	180,000
Other Income	500	80.30%	14.16%	5.55%	401	71	28	500
Interest Charges	500	80.30%	14.16%	5.55%	401	71	28	500
Late Payment Fees	500	80.30%	14.16%	5.55%	401	71	28	500
Interest Income-Operating	1,000	80.30%	14.16%	5.55%	803	142	55	1,000
Interest Income-Replacement Reserve	1,000	80.30%	14.16%	5.55%	803	142	55	1,000
<b>TOTAL REVENUES</b>	<b>1,395,435</b>				<b>1,266,696</b>	<b>87,470</b>	<b>41,269</b>	<b>1,395,435</b>
<b>Administrative Expenses</b>								
Accounting Fees	10,800	80.30%	14.16%	5.55%	8,672	1,529	599	10,800
Audit & Tax	9,000	80.30%	14.16%	5.55%	7,227	1,274	499	9,000
Legal Fees	2,000	80.30%	14.16%	5.55%	1,606	283	111	2,000
Management Fees (7.5% Operating and Reserve)	89,902	80.30%	14.16%	5.55%	72,188	12,728	4,987	89,902
Office Supplies	500	80.30%	14.16%	5.55%	401	71	28	500
Board Expenses	2,500	80.30%	14.16%	5.55%	2,007	354	139	2,500
<b>Total Administrative</b>	<b>114,702</b>				<b>92,101</b>	<b>16,239</b>	<b>6,362</b>	<b>114,702</b>
<b>Operating Expenses</b>								
Cable TV	80,640	100.00%			80,640	-	-	80,640
Common Area Cleaning - Residential	88,968	100.00%	0.00%	0.00%	88,968	-	-	88,968
Common Area Cleaning - GCE	46,294	80.30%	14.16%	5.55%	37,172	6,554	2,568	46,294
Electricity: Building	24,000	80.30%	14.16%	5.55%	19,271	3,398	1,331	24,000
Central Plant - Residential Heat/Cooling	186,742	100.00%	0.00%	0.00%	186,742	-	-	186,742
Electricity: Residential	70,000	100.00%	0.00%	0.00%	70,000	-	-	70,000
Gas: Residential	7,000	100.00%	0.00%	0.00%	7,000	-	-	7,000
Garage Dues	23,413	100.00%			23,413	-	-	23,413
Landscaping/Decorations	6,000	80.30%	14.16%	5.55%	4,818	849	333	6,000
Pest Control	1,500	80.30%	14.16%	5.55%	1,204	212	83	1,500
Telephone/High Speed Internet	50,400	100.00%			50,400	-	-	50,400
Telephone/High Speed Internet	1,920	80.30%	14.16%	5.55%	1,542	272	106	1,920
Central Plant - Water & Sewer Building	56,023	100.00%	0.00%	0.00%	56,023	-	-	56,023
Window Cleaning	20,000	80.30%	14.16%	5.55%	16,059	2,832	1,109	20,000
<b>Total Operating Expenses</b>	<b>\$ 662,900</b>				<b>643,252</b>	<b>14,117</b>	<b>5,531</b>	<b>662,900</b>
<b>Maintenance Expenses</b>								
Contract Services	25,000	80.30%	14.16%	5.55%	20,074	3,539	1,387	25,000
Elevator Maintenance - Residential (2)	14,000	100.00%	0.00%	0.00%	14,000	-	-	14,000
Elevator Maintenance - GCE (1)	7,000	80.30%	14.16%	5.55%	5,621	991	388	7,000
Elevator Maintenance - Clinic (1)	7,000			100.00%	-	-	7,000	7,000
Fire & Safety	11,000	80.30%	14.16%	5.55%	8,833	1,557	610	11,000
Fitness (License Agreement)	75,980	100.00%			75,980	-	-	75,980
Roof Snow Removal	2,500	80.30%	14.16%	5.55%	2,007	354	139	2,500
Security	16,480	80.30%	14.16%	5.55%	13,233	2,333	914	16,480
Repair & Maintenance Supplies	10,000	80.30%	14.16%	5.55%	8,030	1,416	555	10,000
Repair & Maintenance Labor	83,200	80.30%	14.16%	5.55%	66,806	11,779	4,615	83,200
<b>Total Maintenance</b>	<b>\$ 252,160</b>				<b>214,582</b>	<b>21,970</b>	<b>15,607</b>	<b>252,160</b>
<b>Roof Top Hot Tub/Firepit/Restrooms</b>								
Reimbursement Roof Top/Hot Tub/Restrooms	(5,410)	100.00%	0.00%	0.00%	(5,410)	-	-	(5,410)
Hot Tub Maintenance	58,240	100.00%	0.00%	0.00%	58,240	-	-	58,240
Fire Pit Maintenance	12,080	100.00%	0.00%	0.00%	12,080	-	-	12,080
Cleaning - Restrooms	19,712	100.00%	0.00%	0.00%	19,712	-	-	19,712
Linen/Laundry	12,000	100.00%	0.00%	0.00%	12,000	-	-	12,000
Electricity: Roof Top	1,800	100.00%	0.00%	0.00%	1,800	-	-	1,800
Gas: Roof Top	3,915	100.00%	0.00%	0.00%	3,915	-	-	3,915
Water & Sewer: Roof Top	6,000	100.00%	0.00%	0.00%	6,000	-	-	6,000
Roof Top Maintenance	9,100	100.00%	0.00%	0.00%	9,100	-	-	9,100
<b>Total Fixed Expenses</b>	<b>\$ 117,437</b>				<b>117,437</b>	<b>-</b>	<b>-</b>	<b>117,437</b>
<b>Fixed Expenses</b>								
Insurance	57,036	80.30%	14.16%	5.55%	45,797	8,075	3,164	57,036
Insurance Deductible	10,000	80.30%	14.16%	5.55%	8,030	1,416	555	10,000
Income Taxes	200	80.30%	14.16%	5.55%	161	28	11	200
<b>Total Fixed Expenses</b>	<b>\$ 67,236</b>				<b>53,988</b>	<b>9,519</b>	<b>3,729</b>	<b>67,236</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,214,435</b>				<b>1,121,360</b>	<b>61,845</b>	<b>31,230</b>	<b>1,214,435</b>
<b>Replacement Reserve</b>								
Replacement Expense - Assessment	180,000	80.30%	14.16%	5.55%	144,532	25,484	9,984	180,000
Replacement Expense - Interest	1,000	80.30%	14.16%	5.55%	803	142	55	1,000
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	2019 Proposed Budget	% ALLOCATION			\$ ALLOCATION			
		Residential Units	Non- Residential Units	Non- Residential (Clinic)	Residential Units	Non-Residential Units	Non-Residential (Clinic)	Total
NET INCOME	\$ (0.33)				0	(0)	(0)	(0)