

**BUDGET-SODA SPRINGS RANCH CONDOMINIUM ASSOCIATION
2016 COMPARED TO 2015**

Final

Units 20 9 18 10 15 5 10

	Court Club		Fishing Springs		Meadowbrook		Meadows		Meadowview		Pine Ridge		Ranch Club	
	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015
Fixed Expenses														
Sewer	30.96	30.06	30.96	30.06	30.96	30.06	30.96	30.06	30.96	30.06	30.96	30.06	30.96	30.06
Water	45.00	40.00	45.00	40.00	45.00	40.00	45.00	40.00	45.00	40.00	45.00	40.00	45.00	40.00
Management Fees	32.45	31.00	32.45	31.00	32.45	31.00	32.45	31.00	32.45	31.00	32.45	31.00	32.45	31.00
Accounting	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25
Cable TV	29.68	25.27	29.68	25.27	29.68	25.27	29.68	25.27	29.68	25.27	29.68	25.27	29.68	25.27
R&R	139.74	131.93	79.84	78.62	100.43	101.86	98.09	92.16	133.78	123.79	142.86	100.21	90.25	85.87
General Fund (A)	30.92	28.41	30.92	28.41	30.92	28.41	30.92	28.41	30.92	28.41	30.92	28.41	30.92	28.41
Athletic Fund (B)	30.70	28.90	30.70	28.90	30.70	28.90	30.70	28.90	30.70	28.90	30.70	28.90	30.70	28.90
Common Area	2.31	2.31	1.81	1.81	3.13	3.13	5.00	5.00	1.75	1.75	7.00	7.00	4.46	4.46
Snow Removal	16.20	16.20	20.25	20.25	21.87	21.87	19.44	24.30	16.20	20.25	21.26	20.25	5.18	6.48
Electricity	-	-	5.10	4.51	7.16	6.57	4.98	3.98	6.10	5.45	6.82	6.73	8.34	7.89
Insurance - PD&L	36.65	34.82	36.91	35.06	22.99	21.84	31.40	29.83	41.07	39.02	64.29	61.08	35.67	33.88
Umbrella	2.67	2.43	2.67	2.43	2.67	2.43	2.67	2.43	2.67	2.43	2.67	2.43	2.67	2.43
Hartford Business Ins	0.46	0.42	0.46	0.42	0.46	0.42	0.46	0.42	0.46	0.42	0.46	0.42	0.46	0.42
Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rounding factor	-	-	0.00	0.01	(0.00)	(0.01)	-	(0.01)	-	-	-	(0.01)	0.00	0.01
Monthly Fee	406.00	380.00	355.00	335.00	366.67	350.00	370.00	350.00	410.00	385.00	453.33	390.00	355.00	333.33
Quarterly Fee	1,218.00	1,140.00	1,065.00	1,005.00	1,100.00	1,050.00	1,110.00	1,050.00	1,230.00	1,155.00	1,360.00	1,170.00	1,065.00	1,000.00
Annual Fee	4,872.00	4,560.00	4,260.00	4,020.00	4,400.00	4,200.00	4,440.00	4,200.00	4,920.00	4,620.00	5,440.00	4,680.00	4,260.00	4,000.00
	6.8%		6.0%		4.8%		5.7%		6.5%		16.2%		6.5%	

(a) Assumes 3% rate increase

(b) \$5.00 increase to reflect additional costs associated with infrastructure improvements

(c) Annualized April figure

(d) Same as last year

(e) Annualized April, then added 5%

(f) R&R based upon R&R schedule plus feedback from Tract Rep

(g) Cost in this category include chimney inspections, checking thermostats, turning off water in units, replacement of outside light bulbs, general repairs. This really is a misc expense acct.

(h) Maintained same as last year

(i) Annualized April, then added 10%

(j) 2016 includes 10% rate increase for all three insurances.

7.81
2.60

**BUDGET-SODA SPRUI
2016 COMPARED TO**

Units

15

18

120

120

	Soda Creek		Tennis Cottages		Monthly Total		Annual Total	
	2016	2015	2016	2015	2016	2015	2016	2015
Fixed Expenses								
Sewer	30.96	30.06	30.96	30.06	3,715.42	3,607.20	44,584.99	43,286.40
Water	45.00	40.00	45.00	40.00	5,400.00	4,800.00	64,800.00	57,600.00
Management Fees	32.45	31.00	32.45	31.00	3,894.00	3,720.00	46,728.00	44,640.00
Accounting	8.25	8.25	8.25	8.25	990.00	990.00	11,880.00	11,880.00
Cable TV	29.68	25.27	29.68	25.27	3,561.60	3,032.40	42,739.20	36,388.80
R&R	98.41	95.08	70.87	71.00	12,677.33	12,022.06	152,127.97	144,264.72
General Fund (A)	30.92	28.41	30.92	28.41	3,710.56	3,409.20	44,526.71	40,910.40
Athletic Fund (B)	30.70	28.90	30.70	28.90	3,683.60	3,468.00	44,203.22	41,616.00
Common Area	1.25	1.25	1.54	1.54	321.09	321.15	3,853.07	3,853.80
Snow Removal	16.20	16.20	14.58	14.58	2,000.90	2,118.15	24,010.83	25,417.80
Electricity	-	-	7.28	7.28	564.74	523.99	6,776.82	6,287.88
Insurance - PD&L	39.71	37.73	15.64	14.86	3,964.30	3,766.29	47,571.55	45,195.48
Umbrella	2.67	2.43	2.67	2.43	320.76	291.60	3,849.12	3,499.20
Hartford Business Ins	0.46	0.42	0.46	0.42	55.44	50.40	665.28	604.80
Bad Debt	-	-	(0.00)	-	-	-	-	-
Rounding factor	-	-	(0.00)	-	(0.06)	(0.11)	(0.77)	(1.32)
Monthly Fee	366.67	345.00	321.00	304.00	44,859.67	42,120.33	538,316.00	505,443.96
Quarterly Fee	1,100.00	1,035.00	963.00	912.00	134,579.00	126,360.99		
Annual Fee	4,400.00	4,140.00	3,862.00	3,648.00	538,316.00	505,443.96		
	6.3%		5.6%					

(a) Assumes 3% rate incre

(b) \$5.00 increase to reflect

(c) Annualized April figure

(d) Same as last year

(e) Annualized April, then a

(f) R&R based upon R&R st

(g) Cost in this category inc

outside light bulbs, general

(h) Maintained same as last

(i) Annualized April, then ad

(j) 2016 includes 10% rate i