

**BUDGET-SODA SPRINGS RANCH CONDOMINIUM ASSOCIATION
2013 COMPARED TO 2012**

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Fixed Expenses	Court Club		Fishing Springs		Meadowbrook		Meadows		Meadowview		Pine Ridge		Ranch Club		Soda Creek		Tennis Cottages		Monthly Total		Annual Total			
	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	
Sewer	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	24.72	24.00	2,986.40	2,880.00	35,596.80	34,560.00	23,958,833	
Water	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	4,200.00	4,200.00	50,400.00	50,400.00		
Management Fees	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	29.50	3,540.00	3,540.00	42,480.00	42,480.00	(8)	
Accounting	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	900.00	900.00	10,800.00	10,800.00	(6)	
Cable TV	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	22.56	22.00	2,707.00	2,640.00	32,484.00	31,680.00	(c)	
R&R	106.13	104.83	84.49	79.83	88.20	66.22	91.32	88.89	114.51	112.87	91.59	60.82	66.90	66.96	78.25	77.13	80.17	65.00	11,325.09	10,875.93	135,901.10	130,511.17	(d)	
General Fund (A)	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	25.76	29.34	3,091.29	3,520.53	37,095.48	42,246.33		
Athletic Fund (B)	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	30.98	29.12	3,717.65	3,494.96	44,811.75	41,939.54		
Common Area	1.84	1.84	-	-	1.47	1.47	2.54	2.54	0.29	0.29	0.50	0.50	2.35	2.35	-	-	1.91	1.91	153.50	153.50	1,842.00	1,842.00	(e)	
Snow Removal	18.00	20.00	22.50	25.00	22.50	25.00	30.00	30.00	22.50	25.00	22.50	25.00	7.20	8.00	18.00	20.00	16.20	18.00	2,321.10	2,579.00	27,853.20	30,948.00	(f)	
Electricity	-	-	3.96	3.96	8.22	8.22	3.68	3.68	7.42	7.42	6.93	6.93	7.44	7.44	-	-	9.60	9.60	613.38	613.38	7,360.50	7,360.50		
Insurance - PD&L	21.37	20.35	25.40	24.19	17.63	16.79	18.82	17.92	24.62	23.45	38.83	36.88	18.46	17.58	25.10	23.90	9.46	9.01	2,456.22	2,339.26	29,474.68	28,071.12	(g)	
Umbrella	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	2.16	2.06	259.56	247.20	3,114.72	2,966.40		
Hartford Business Ins	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	0.47	0.45	56.88	54.17	682.50	650.00		
Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Rounding factor	-	-	-	-	(0.00)	-	-	-	-	-	-	-	-	-	-	-	-	-	(0.06)	-	(0.72)	-	-	
Monthly Fee	326.00	326.00	315.00	312.00	326.67	326.67	322.00	322.00	346.00	348.00	339.00	339.00	311.00	311.00	300.00	300.00	296.00	296.00	38,308.00	38,280.92	459,696.00	459,371.05		
Quantity Fee	978.00	978.00	945.00	936.00	980.00	980.00	966.00	965.99	1,044.00	1,044.00	1,017.00	1,017.00	933.00	933.00	900.00	900.00	888.00	887.99	114,924.00	114,842.76	1,414,842.76	1,414,842.76		
Annual Fee	3,912.00	3,912.00	3,780.00	3,744.00	3,920.00	3,920.00	3,864.00	3,863.96	4,176.00	4,176.00	4,068.00	4,068.00	3,732.00	3,732.00	3,600.00	3,600.00	3,552.00	3,551.97	459,696.00	459,371.05	5,511,117.05	5,511,117.05		

(a) Same as last year
 (b) Same as last year
 (c) 2012/13 figure includes the rate increase from Comcast that we are seeing on most current invoices.
 (d) Adjusted upwards as agreed to by Tract Rep and HOA Treasurer.
 (e) 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.
 (f) Snow removal costs include plowing, hauling away of snow, roof snow removal. Note that costs are invoiced to each specific tract by the vendors providing the services. I lowered by 10% from last year.
 (g) 2013 includes 5% rate increase for all three insurances. Broker could not tell me if there would be a rate increase, but said to assume there would be.

BUDGET-SODA SPRINGS RANCH CONDOMINIUM ASSOCIATION
2012 COMPARED TO 2011

	2013	2012
(A) General Fund		
Audit	\$ 5,016.10	\$ 4,900.00 (1)
Accounting	\$ 3,600.00	\$ 3,600.00 (14)
Bank Charges	\$ 165.38	\$ 50.00
Electricity	\$ 1,782.90	\$ 1,015.88 (9)
Legal Fees	\$ 1,176.00	\$ 1,273.50 (11)
Meetings	\$ 2,115.00	\$ 2,822.00 (13)
Office	\$ 1,138.50	\$ 1,423.50 (3)
Rent	\$ 5,400.00	\$ 5,400.00 (2)
Repairs	\$ 358.50	\$ 1,249.50 (11)
Snow Removal	\$ 1,666.50	\$ 2,241.00 (11)
Supplies	\$ 145.50	\$ 150.00 (4)
Telephone	\$ -	\$ -
Trash Removal	\$ 9,966.60	\$ 12,348.00 (9)
Other	\$ 500.00	\$ 500.00
Common Area	\$ 1,540.50	\$ 3,727.50 (11)
Depreciation	\$ 520.00	\$ 465.00 (12)
WiFi	\$ 2,004.00	\$ 1,080.45 (9)
Total Budgeted	\$ 37,095.48	\$ 42,246.33
Annual amount per ur \$	\$ 309.13	\$ 352.05
Monthly amount per u \$	\$ 25.76	\$ 29.34

\$ 167.00

(1) Planning for 3% estimated increase for 2012.
(2) No change.

(3) this reflects Office supply reimbursements like stamps/envelopes/copies/long distance phone calls on Soda Creek Lines
(4) be melt/fish food

(5) Annualized based upon actual costs (\$2,293.50), then increased up to \$3,500

(6) Annualized based upon actual costs (\$4,393.50), then reduced by \$2000

(7) Annualized based upon actual costs (\$687), then increased by \$2,813

(8) Annualized based upon actual costs (\$647), then increased up to \$800

(9) Annualized based upon actual costs, then added 5% for rate increase (guess)

(10) Annualized based upon actual costs, then added 17% for rate increase (as per notice received by Jim B). Decline assumed to be due to new pool cover helping to reduce gas costs.

(11) Annualized based upon actual costs. I then added an extra \$1500 hoping we get better snow next year.

(12) Figure taken from Day & Associates depreciation schedule for 2013

(13) Actual costs. Not annualized as this is a single event each year.

(14) Per Mark K, no rate increase for 2012

(15) 2012 includes estimate of small rate increase

(16) This is an annual JE done by Mark K.

(17) Garages snow removal in invoiced as a part of Meadowbrook. Mark K. allocated 20% of MB snow plowing costs to Garages, which represents our best estimate as to fair allocation of these costs.

(18) Assumes 3% increase

	2013	2012
(B) Athletic Club		
Maintenance	\$ 3,500.00	\$ 5,500.00 (5)
Repairs	\$ 2,393.50	\$ 1,500.00 (6)
Mgmt Fee	\$ 9,660.00	\$ 9,660.00
Snow Removal	\$ 3,500.00	\$ 5,000.00 (7)
Supplies	\$ 800.00	\$ 900.00 (8)
Utilities		
Electric	\$ 4,202.10	\$ 3,860.33 (9)
Gas	\$ 2,697.40	\$ 2,355.21 (10)
Water/Sewer	\$ 1,089.00	\$ 1,089.00 (11)
Insurance	\$ 592.25	\$ 575.00 (18)
Depreciation	\$ 20,500.00	\$ 18,985.00 (12)
Outside income	\$ (4,222.50)	\$ (7,485.00)
Total Budgeted	\$ 44,611.75	\$ 41,939.54
Annual amount per ur \$	\$ 371.76	\$ 349.50
Monthly amount per u \$	\$ 30.98	\$ 29.12

	2013	2012
Garages		
Snow Removal	\$ 210.00	\$ 210.00 (17)
Insurance	\$ 240.00	\$ 239.40 (15)
Accounting	\$ 100.00	\$ 100.00
R&R	\$ 420.00	\$ 420.00 (16)
Total Budgeted	\$ 970.00	\$ 969.40
Annual amount per unit	\$ 161.67	\$ 161.57
Quarterly amount per unit	\$ 40.42	\$ 40.39
Rounded	\$ 40.00	\$ 41.00