

**BUDGET-SODA SPRINGS RANCH CONDOMINIUM ASSOCIATION  
2015 COMPARED TO 2014**

Final

Units 20 9 18 10 15 5 10

	Court Club		Fishing Springs		Meadowbrook		Meadows		Meadowview		Pine Ridge		Ranch Club	
	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014
<u>Fixed Expenses</u>														
Sewer	30.06	28.00	30.06	28.00	30.06	28.00	30.06	28.00	30.06	28.00	30.06	28.00	30.06	28.00
Water	40.00	35.00	40.00	35.00	40.00	35.00	40.00	35.00	40.00	35.00	40.00	35.00	40.00	35.00
Management Fees	31.00	29.50	31.00	29.50	31.00	29.50	31.00	29.50	31.00	29.50	31.00	29.50	31.00	29.50
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	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27
R&R	131.93	116.70	78.62	75.01	101.86	96.22	92.16	92.46	123.79	119.58	100.21	94.26	85.87	97.01
General Fund (A)	28.41	31.14	28.41	31.14	28.41	31.14	28.41	31.14	28.41	31.14	28.41	31.14	28.41	31.14
Athletic Fund (B)	28.90	30.12	28.90	30.12	28.90	30.12	28.90	30.12	28.90	30.12	28.90	30.12	28.90	30.12
Common Area	2.31	8.49	1.81	1.81	3.13	3.26	5.00	3.93	1.75	3.47	7.00	3.48	4.46	4.49
Snow Removal	16.20	16.20	20.25	20.25	21.87	20.25	24.30	24.30	20.25	20.25	20.25	20.25	6.48	6.48
Electricity	-	-	4.51	4.13	6.57	5.71	3.98	4.83	5.45	4.63	6.73	6.73	7.89	7.51
Insurance - PD&L	34.82	28.73	35.06	28.94	21.84	18.02	29.83	24.62	39.02	32.20	61.08	50.41	33.88	27.97
Umbrella	2.43	2.21	2.43	2.21	2.43	2.21	2.43	2.21	2.43	2.21	2.43	2.21	2.43	2.21
Hartford Business Ins	0.42	0.38	0.42	0.38	0.42	0.38	0.42	0.38	0.42	0.38	0.42	0.38	0.42	0.38
Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rounding factor	-	0.01	0.00	(0.01)	(0.00)	0.00	-	(0.01)	-	-	-	-	0.00	-
Monthly Fee	380.00	360.00	335.00	320.00	350.00	333.33	350.00	340.00	385.00	370.00	390.00	365.00	333.33	333.33
Quarterly Fee	1,140.00	1,080.00	1,005.00	960.00	1,050.00	1,000.00	1,050.00	1,020.00	1,155.00	1,110.00	1,170.00	1,095.00	1,000.00	999.99
Annual Fee	4,560.00	4,320.00	4,020.00	3,840.00	4,200.00	4,000.00	4,200.00	4,080.00	4,620.00	4,440.00	4,680.00	4,380.00	4,000.00	3,999.96

- (a) Assumes no rate increase after 12% rate increase last year
- (b) \$5.00 increase to reflect additional costs associated with infrastructure improvements
- (c) Planned for 5% increase
- (d) Same as last year
- (e) rate reflects new contracted rate with Comcast

(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) 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) Electric rates based upon actual costs for first 8 month. Costs are received from Mountain Parks on a tract-by-tract basis.

(j) 2014 includes 10% 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. Hartford ended up being less than I estimated last year.

**BUDGET-SODA SPRIN  
2015 COMPARED TO**

Units

15

18

120

120

	Soda Creek		Tennis Cottages		Monthly Total		Annual Total	
	2015	2014	2015	2014	2015	2014	2015	2014
<b>Fixed Expenses</b>								
Sewer	30.06	28.00	30.06	28.00	3,607.20	3,360.00	43,286.40	40,320.00
Water	40.00	35.00	40.00	35.00	4,800.00	4,200.00	57,600.00	50,400.00
Management Fees	31.00	29.50	31.00	29.50	3,720.00	3,540.00	44,640.00	42,480.00
Accounting	8.25	8.25	8.25	8.25	990.00	990.00	11,880.00	11,880.00
Cable TV	25.27	25.27	25.27	25.27	3,032.40	3,032.40	36,388.80	36,388.80
R&R	95.08	81.46	71.00	71.49	12,022.06	11,409.47	144,264.70	136,913.64
General Fund (A)	28.41	31.14	28.41	31.14	3,409.70	3,736.80	40,916.44	44,841.60
Athletic Fund (B)	28.90	30.12	28.90	30.12	3,467.88	3,614.40	41,614.58	43,372.80
Common Area	1.25	1.33	1.54	4.17	321.09	493.43	3,853.07	5,921.16
Snow Removal	16.20	16.20	14.58	14.58	2,118.15	2,088.99	25,417.80	25,067.88
Electricity	-	-	7.28	6.62	524.00	485.61	6,288.00	5,827.32
Insurance - PD&L	37.73	31.14	14.86	12.26	3,766.03	3,108.15	45,192.37	37,297.80
Umbrella	2.43	2.21	2.43	2.21	291.72	265.20	3,500.64	3,182.40
Hartford Business Ins	0.42	0.38	0.42	0.38	50.16	45.60	601.92	547.20
Bad Debt	-	-	-	-	-	-	-	-
Rounding factor	-	-	(0.00)	0.01	(0.06)	0.25	(0.77)	3.00
Monthly Fee	345.00	320.00	304.00	299.00	42,120.33	40,370.30	505,443.96	484,443.60
Quarterly Fee	1,035.00	960.00	912.00	897.00	126,360.99	121,110.90		
Annual Fee	4,140.00	3,840.00	3,648.00	3,588.00	505,443.96	484,443.60		

(a) Assumes no rate increas

(b) \$5.00 increase to reflect

(c) Planned for 5% increase

(d) Same as last year

(e) rate reflects new contrac

(g) Cost in this category incl

light bulbs, general repairs.

(h) Snow removal costs Incl

specific tract by the vendors

(i) Electric rates based upon

(j) 2014 includes 10% rate in

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