

Antler's Gulch 2005/6 Budget Comparison

		2005 Budget Jan - Dec	2005 Probable Jan - Dec	2006 Budget Jan - Dec	% Change 2005 Budget to 2006 Budget
INCOME					
4000	Operating Assessment	151,379	151,380	162,960	7.65%
4100	Reserve Assessment	22,800	22,800	23,712	4.00%
4500	Other Income	0	1,228	0	0.00%
	Total Income	174,179	175,408	186,672	7.17%
EXPENSES					
Repairs & Maintenance					
6100	Common Area Maint.	8,100	7,538	8,100	0.00%
6130	Repair and Maintenance	9,600	8,020	9,600	0.00%
6140	General Supplies	840	1,707	996	18.57%
6150	Landscaping	0	570	500	n/a
Administrative					
6010	Management Fee	17,400	17,400	17,400	0.00%
6020	Meeting Expense	200	200	200	0.00%
6030	Office Expense	480	482	480	0.00%
6040	Accounting/Legal Fees	350	350	350	0.00%
6060	Insurance	11,856	12,132	12,084	1.92%
6080	Miscellaneous	120	180	120	0.00%
6090	Bank Charges	0	62	0	n/a
Services					
6330	Transportation	5,850	1,950	10,056	71.90%
6340	Snow Plowing	4,800	3,040	3,900	-18.75%
6345	Sidewalk Snow Removal	0	0	0	0.00%
6560	Fire Alarm Monitoring	2,520	5,629	3,520	39.68%
6580	Annual Sprinkler Testing	770	640	700	-9.09%
Utilities					
6310	Trash Removal	3,138	3,275	3,144	0.19%
6320	Cable TV	12,780	12,554	12,648	-1.03%
6350	Sewer	12,632	12,632	12,632	0.00%
6360	Water	5,609	4,118	5,492	-2.09%
6370	Gas and Electric	45,394	52,853	52,800	16.31%
6570	Fire Alarm Phone Lines	3,900	3,307	2,400	-38.46%
Spa Facility					
6510	Spa Custodial	3,000	3,031	3,000	0.00%
6520	Repair and Maint.-Spa	1,200	2,603	2,004	67.00%
6530	Spa Supplies	840	741	840	0.00%
7200	Reserve Fund	22,800	22,800	23,712	4.00%
	Total Expenses	174,179	177,814	186,678	7.18%
YTD Profit/ Loss		0	(2,406)	(6)	

Antler's Gulch 2006 Proposed Budget

INCOME	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
4000 Operating Assessment	13,580	13,580	13,580	13,580	13,580	13,580	13,580	13,580	13,580	13,580	13,580	13,580	162,960
4100 Reserve Assessment	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	23,712
4500 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Income	15,556	15,556	15,556	15,556	15,556	15,556	15,556	15,556	15,556	15,556	15,556	15,556	186,672
EXPENSES													
Repairs & Maintenance													
6100 Common Area Maint.	675	675	675	675	675	675	675	675	675	675	675	675	8,100
6130 Repair and Maintenance	800	800	800	800	800	800	800	800	800	800	800	800	9,600
6140 General Supplies	83	83	83	83	83	83	83	83	83	83	83	83	996
6150 Landscaping	-	-	-	500	-	-	-	-	-	-	-	-	500
Administrative													
6010 Management Fee	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400
6020 Meeting Expense	-	-	-	-	-	-	-	-	-	-	200	-	200
6030 Office Expense	40	40	40	40	40	40	40	40	40	40	40	40	480
6040 Accounting/Legal Fees	-	-	350	-	-	-	-	-	-	-	-	-	350
6060 Insurance	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	12,084
6080 Miscellaneous	10	10	10	10	10	10	10	10	10	10	10	10	120
6090 Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Services													
6330 Transportation	838	838	838	838	838	838	838	838	838	838	838	838	10,056
6340 Snow Plowing	650	650	650	650	-	-	-	-	-	-	650	650	3,900
6345 Sidewalk Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
6560 Fire Alarm Monitoring	880	-	-	880	-	-	880	-	-	880	-	-	3,520
6580 Annual Sprinkler Testing	-	-	-	-	-	700	-	-	-	-	-	-	700
Utilities													
6310 Trash Removal	262	262	262	262	262	262	262	262	262	262	262	262	3,144
6320 Cable TV	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	12,648
6350 Sewer	3,158	-	-	3,158	-	-	3,158	-	-	3,158	-	-	12,632
6360 Water	1373	0	0	1373	-	-	1373	-	-	1373	-	-	5,492
6370 Gas and Electric	6,658	11,142	4,568	4,792	4,640	2,669	2,669	2,434	2,732	2,131	2,276	6,089	52,800
6570 Fire Alarm Phone Lines	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Spa Facility													
6510 Spa Custodial	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6520 Repair and Maint. -Spa	167	167	167	167	167	167	167	167	167	167	167	167	2,004
6530 Spa Supplies	70	70	70	70	70	70	70	70	70	70	70	70	840
7200 Reserve Fund	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	23,712
Total Expenses	21,601	20,674	14,450	20,235	13,522	12,251	16,962	11,316	11,614	16,424	12,008	15,621	186,678
Profit/ Loss by Month	(6,045)	(5,118)	1,106	(4,679)	2,034	3,305	(1,406)	4,240	3,942	(868)	3,548	(65)	(6)
YTD Profit/ Loss	(6,045)	(11,163)	(10,057)	(14,736)	(12,702)	(9,397)	(10,803)	(6,563)	(2,621)	(3,489)	59	(6)	

**Antler's Gulch
2006 Dues Schedule**

Unit #	# of Bedrooms	Sq. Ft.	Allocated Interest	Operating Assessment	Reserve Assessment	Monthly Dues
101	2	860	2.43%	\$329.97	\$48.01	\$377.98
102	2	1305	3.69%	\$500.72	\$72.86	\$573.58
103	3	1527	4.31%	\$585.90	\$85.25	\$671.15
104	3	1527	4.31%	\$585.90	\$85.25	\$671.15
105	2	1305	3.69%	\$500.72	\$72.86	\$573.58
106	2	860	2.43%	\$329.97	\$48.01	\$377.98
201	2	860	2.43%	\$329.97	\$48.01	\$377.98
202	2	1305	3.69%	\$500.72	\$72.86	\$573.58
203	3	1527	4.31%	\$585.90	\$85.25	\$671.15
204	3	1527	4.31%	\$585.90	\$85.25	\$671.15
205	2	1305	3.69%	\$500.72	\$72.86	\$573.58
206	2	860	2.43%	\$329.97	\$48.01	\$377.98
301	2	860	2.43%	\$329.97	\$48.01	\$377.98
302	2	1305	3.69%	\$500.72	\$72.86	\$573.58
303	3	1527	4.31%	\$585.90	\$85.25	\$671.15
304	3	1527	4.31%	\$585.90	\$85.25	\$671.15
305	2	1305	3.69%	\$500.72	\$72.86	\$573.58
306	2	860	2.43%	\$329.97	\$48.01	\$377.98
401	2	860	2.43%	\$329.97	\$48.01	\$377.98
402	2	1305	3.69%	\$500.72	\$72.86	\$573.58
403	3	1527	4.31%	\$585.90	\$85.25	\$671.15
405	2	1305	3.69%	\$500.72	\$72.86	\$573.58
406	2	860	2.43%	\$329.97	\$48.01	\$377.98
501	2	860	2.43%	\$329.97	\$48.01	\$377.98
502	2	1305	3.69%	\$500.72	\$72.86	\$573.58
503	3	1527	4.31%	\$585.90	\$85.25	\$671.15
504	3	1527	4.31%	\$585.90	\$85.25	\$671.15
505	2	1305	3.69%	\$500.72	\$72.86	\$573.58
506	2	860	2.43%	\$329.97	\$48.01	\$377.98
Totals	67	35393	100%	\$13,580.00	\$1,975.95	\$15,555.95

Antlers Gulch
Operating Budget Assumption
January 1, 2006-December 31, 2006

Income

4000	Operating Assessment Dues from members based on total operating expenses necessary to operate the Association.	\$ 162,960 Per Year
4100	Reserve Assessment Allowance for regular monthly contribution to reserve account for replacement of capital items which are part of the common elements of the Association. Contribution is based on the reserve budget.	\$ 23,712 Per Year
4200	Other Income Allowance for late fees assessed.	\$ - Per Year
	Total Income	\$ 186,672 Per Year

Expenses

Repair & Maintenance

6100	Common Area Maintenance Allowance for the year round custodial upkeep of the common areas including summer landscaping, spring clean up, lawn and shrub care, trash pick up and minor maintenance to common elements. The allowance for common area maintenance also includes winter snow and ice removal of the walkways and stairs to each of the units as well as an allowance for maintaining drainage and detention areas.	\$ 8,100 Per Year
6130	Repair and Maintenance Budget is based on estimated repairs to exterior building components, to include roofs, siding, common areas, lighting, parking areas, masonry, exterior window cleaning, common doors, locks and keys, etc. Also includes an allowance for preventive maintenance to the boilers, heating and hot water systems in each building.	\$ 9,600 Per Year
6140	General Supplies Allowance for parts and materials needed for the general upkeep of the property. Includes items such as ice melt, batteries, hoses, fertilizer, light bulbs, and other miscellaneous supplies.	\$ 996 Per Year
6150	Landscaping Allowance for large landscaping projects apart from the regular landscaping upkeep. Ex: Seasonal maintenance of irrigation including summer start-up, maintenance, and fall blowout.	\$ 500 Per Year

Administrative

6010	Management Fee The management fee is for the professional management of the buildings and association's business affairs including but not limited to: The financial management of the association, physical property upkeep, preparation of annual operation budget, attendance and coordination of annual meetings, collections of association dues and payment of bills.	\$ 17,400 Per Year
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**Antlers Gulch
Operating Budget Assumption
January 1, 2006-December 31, 2006**

6020	Meeting Expense Allowance for expenses that the association may incur for meetings, such as the cost of the meeting room, coffee, food, copies and any phone calls	\$ 200 Per Year
6030	Office Expense Allowance for postage, copies and general office supplies used for Antler's Gulch.	\$ 480 Per Year
6040	Accounting/Legal Fees This is an allowance for the preparations for the association's state and federal income tax returns. No income taxes are expected as the budget is a zero based budget and the association is a nonprofit corporation.	\$ 350 Per Year
6060	Insurance The insurance premium is based on coverage for the common areas and liability only. It also includes an endorsement for Directors and Officers Liability. The individual homeowner will be responsible for insuring their own residences. This policy excludes property casualty and replacement cost coverage on the individual units	\$ 12,084 Per Year
6080	Miscellaneous Allowance for items of miscellaneous nature that are not covered under any other account.	\$ 120 Per Year
6090	Bank Charges Allowance for bank charges that include, service charges and deposit slips.	\$ - Per Year
Services		
6330	Transportation Allowance for the community wide Keystone bus service to Antler's Gulch. The service is based on \$150.00 per bedroom per year. Keystone has an all or nothing policy so signing up individual owners or signing up for partial years is not an option.	\$ 10,056 Per Year
6340	Snow Plowing Independent Sub-contracted service for the snowplowing of the entry road, driveways and parking areas of building's 1-5 during the winter months. Based on frequencies of 3" or more and periodic push backs and cutting ice pack. This amount excludes parking for the commercial parcel.	\$ 3,900 Per Year
6560	Fire Alarm Monitoring Allowance to have the Fire Alarm Lines monitored by Apex Security. Lines are monitored 24 hours a day, 7 days a week. Also includes an allowance for repairs to alarm system and annual check up.	\$ 3,520 Per Year
6580	Annual Sprinkler Testing Allowance for annual sprinkler testing required by the Fire Department.	\$ 700 Per Year

**Antlers Gulch
Operating Budget Assumption
January 1, 2006-December 31, 2006**

Utilities

6310	Trash Removal Allowance if for the monthly removal of trash. Allowance allows for additional debris pick up.	\$ 3,144 Per Year
6320	Cable T.V. Expense for cable TV is an allowance for extended basic cable service contracted with Comcast Cable. This rate is a bulk rate and does not include any premium channels.	\$ 12,648 Per Year
6350	Sewer Allowance for service fees from Snake River Sewer Fund.	\$ 12,632 Per Year
6360	Water Allowance for service fees from Snake River Water District.	\$ 5,492 Per Year
6370	Gas and Electric Allowance for Xcel Energy to provide natural gas and electric energy. Energy cost includes electricity for common areas and of the spa, as well as gas for the boilers. The estimated number is based on past actual.	\$ 52,800 Per Year
6570	Fire Alarm Phone Lines Allowance includes 2 Fire Alarm Phone Lines per building.	\$ 2,400 Per Year

Spa Facilities

6510	Spa Custodial Allowance for daily inspections to balance water chemicals and cleaning of the two Hot Tubs.	\$ 3,000 Per Year
6520	Spa Repair and Maintenance Allowance for miscellaneous repairs to both spas and for items such as motors, replacement jets, replacement covers, and other miscellaneous spa repairs such as regular draining and refilling of tubs as needed.	\$ 2,004 Per Year
6530	Spa Supplies Allowance for parts and materials needed to the general upkeep of the spa facilities. Includes such items as PVC parts, filters, cleaning disinfectants and water chemicals	\$ 840 Per Year
7200	Reserve Fund Allowance for the regular monthly contribution to the reserve account for replacement of capital items, which are part of the common elements of the association. This is an estimate to prime the reserve fund. This allowance may be adjusted up or down in the future by depending on the results of an engineering reserve analysis.	\$ 23,712 Per Year
Total Expenditures		\$ 186,678 Per Year