

HY-WEST CONDOMINIUM ASSOCIATION													
2017 APPROVED Budget													
											Updated	7/7/2017	
	2008	2009	2010	2011	2012	2013	2014	2015	2016		2017	YTD	Notes
EXPENSES	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL		BUDGET	Expndtrs	
Acctg-Tax Prep	800.00	790.11	275.00	325.00	325.00	350.00	375.00	375.00	400.00		425.00	400.00	1
Bank Serv Chg	25.00	0.00	2.31	0.00	40.00	0.00	0.00	0.00	48.00		72.00	36.00	2
Cable TV	6,202.40	7,753.65	7,420.28	8,077.26	11,472.05	11,760.16	12,074.55	12,407.83	12,521.68		12,900.00	7,295.13	3
Cleaning	4,159.95	4,262.70	3,514.00	3,100.00	3,632.50	4,159.00	3,629.00	3,858.00	3,814.00		4,200.00	2,384.00	4
Insurance-Bldg.	11,840.32	13,741.32	10,307.83	12,001.85	9,684.73	10,532.00	11,358.00	12,080.00	8,948.00		9,200.00	0.00	5
Legal	0.00	1,944.92	3,297.19	0.00	0.00	0.00	0.00	0.00	1,980.26		1,500.00	0.00	6
Lawn	1,084.30	2,487.25	1,648.98	1,956.40	4,583.60	4,034.61	2,250.80	2,772.12	2,142.97		2,500.00	1,138.44	7
Mainten&Supplies	4,110.92	9,005.60	6,664.05	12,726.83	11,245.80	9,350.44	16,394.80	3,794.55	15,802.53		4,000.00	4,224.07	8
Management:													
Bookkeepg	3,575.00	3,303.68	1,275.00	1,936.98	1,500.00	1,500.00	1,566.00	1,441.00	0.00		0.00	0.00	9
Management	2,000.00	2,000.00	2,825.00	2,875.00	2,520.00	2,610.00	3,252.00	3,585.00	6,300.00		6,500.00	3,000.00	9
Miscellaneous	0.00	147.06	2,700.00	18.95	10.00	28.05	0.00	28.39	21.00		2,600.00	0.00	10
Office	47.45	271.08	345.09	298.88	118.66	242.37	155.25	323.82	51.09		150.00	107.46	11
Sec/Fire Alarm System:													
Sys Mon & Rep	703.12	2,698.00	534.00	420.00	1,022.51	534.00	907.02	1,136.00	1,025.57		1,200.00	624.00	12
Tele Line		441.87	646.35	592.76	657.50	671.78	681.23	692.95	705.29		750.00	412.47	12
Snow Remvl	3,436.27	1,962.11	2,204.25	1,616.20	1,491.63	2,301.80	4,216.39	693.62	2,326.03		3,000.00	2,229.44	13
Trash Remvl	1,207.42	1,518.36	1,304.96	1,570.28	1,045.80	1,299.60	1,209.31	1,294.26	1,611.51		1,800.00	947.70	15
Utilities:													
Electricity	2,048.08	1,937.40	1,225.17	1,645.33	1,698.20	1,399.32	1,087.24	1,303.74	2,286.65		2,500.00	1,296.39	16
Gas	3,186.26	2,453.32	2,389.96	1,714.48	1,745.58	1,824.50	2,228.16	2,170.88	1,496.89		2,200.00	1,236.40	17
Sanitation	1,946.64	2,024.48	2,176.32	2,424.44	2,602.20	2,711.92	2,801.78	2,912.08	2,999.48		3,150.00	1,537.02	18
Water	2,319.02	2,024.86	1,987.83	1,739.15	2,073.13	2,114.81	2,688.79	2,210.23	2,737.25		2,700.00	1,312.66	19
TOTAL OPERTG EXP	48,692.15	60,767.77	52,743.57	55,039.79	57,468.89	57,424.36	66,875.32	53,079.47	67,218.20		61,347	28,181	
LESS: LAUNDRY INCOME	-772.41	-539.66	-579.77	-543.40	-612.27	-664.91	-609.28	-363.15	-549.50		0.00	-340.66	21
PLUS:Replcmt Res	4,816.00	4,816.00	4,816.00	5,000.00	5,360.00	5,850.00	5,850.00	5,930.00	6,300.00			4,612.56	20
TOTALS	52,735.74	65,044.11	56,979.80	54,496.39	62,216.62	62,609.45	72,116.04	52,716.32	66,668.70		61,347.00	32,453	
APPRVD BUDGET-PREV YRS	54,000.00	56,000.00	59,000.00	55,000.00	53,600.00	57,000.00	58,500.00	52,300.00	69,300.00				
<b>APPROVED OPERATING BUDGET FOR 2017 (Rounded)</b>											61,500		
<b>PLUS 10% ANNUAL REPLACEMENT FUND CONTRIBUTION</b>											6,150		
<b>TOTAL APPROVED OPERATING &amp; REPLACEMENT FUND BUDGET FOR 2016</b>											<b>67,650</b>		
Est Balance Sheet Cash on Hand at Operating: \$9,800 Replcmt: 31,302 (with EOY reimsmts \$40,708)													
<b>Amount to be Collected from ownership Rounded (\$61,500 - \$9800 est 2016 Surplus in Operatg) (\$51,700-Operatg + \$6150- Replcmt)</b>													
<b>NOTE:</b> Amount Collected for <b>2011:</b> \$51,300 (\$46,300 for Operatg + \$5000 for Replcmt Fd); For <b>2012:</b> \$55,200 (Opertg \$49,840 + Replcmt \$5360)													
For <b>2013:</b> \$52,500 (\$46,500 for Operatg + \$5,700 for Replcmt Fd); For <b>2014:</b> \$64,350 (Opertg \$52,500 + Replcmt \$5,850)													
For <b>2015:</b> \$58,230 (Opertg \$52,300 + Replcmt \$5930). For <b>2016:</b> \$62,800 (\$56,500 Oper + \$6300 Replcmt).j													
Advantage has been replenishing the Replcmt Fd Shortg in 2011 along with reimbursg the Replcmt Fd appropriately at EOY 2011 - 2014.													

<b>BUDGET NOTES:</b>												
EOY 2011 Note: \$489.35 was written off as Bad Debt against Unit D as lender was not required to pay Legal Spec Assmt												
1 Acctg-Tax Prep: Changed CPA in 2010												
2 Bank Service Chrg: 2012 included one stop paymt charge for lost Ck 6325. 2016 Bk Chg for check copies @ \$3/mo/acct.												
3 Cable TV: 10/2011 incl internet; 2012 = \$955/mo.; 2013 = \$980/mo; 2014 = \$1006/mo; 2015=\$1041.36/mo, 3.04% incr. 2016=\$1043/mo (\$87/uni/mo); 2017 Est +3%												
4 Cleaning: End of 2010 chgd personnel. 2012 = \$260/mo cleang + \$320 Pres Washg + Gutter Cng \$192.50. <b>2013</b> = Cng \$3120 or \$260/mo + Carpet Cng \$694 + Powr Washg \$345. 2014 = Cleang \$260 + Carpet \$189 + Powr Washg \$320. 2017 similar..												
5 Insurance: Sept 1 is renewal date; 2013 = \$9853 Com/Umb + \$679 D&O. 2014 = \$10,189 Com/Umb + \$1,169 D&O (7.8% incr). 2015 = 2.76% incr; 2016 est 3%; 2016 switched to Berkshire Hathaway product - savings of \$3132. 2017 Est +3%												
6 Legal: Nominal budget. 2016 Incl Unit L Balcony Maint (\$1805.26 reimb)												
7 Lawn: 2010 & 2011 incl no flwr bed plantg/flowers or maint. 2011 incl flwr bed wintztn & soil prep \$250 + Irrig \$400.40 (\$256 in repairs) + Lawn \$1060.50. 2012 Incl Flower Bed \$1450 + Lawn \$1841.10 + Irrig \$292.50 (W/repairs) + Lawn Gravel & Sod \$1000. <b>2013</b> = Lawn \$2098 + Irrig \$144 + Flwr Bed \$425 (Maint only) + Tree Remvl+Trim \$1367.50. 2014 = Flwr Bed \$150 + Irrig \$148 + Lawn 1952.80. 2015: TreeTrmg \$503 + Irrig \$72 + Lawn \$2197; 2017 Similar.												
8 Maintenance: 2012 Includes: Gen Maint/Rep \$353.92 + Boiler Insp \$921.86 + Roof Lines Jetted \$1200 + Mater/Sup \$258.25 + Back Flow Test \$111 + Fire Ext \$187.65 + Carpet \$5835.73 + Parkg Signs \$463.65 + Caulkg \$400.24 + Parkg Lot Drill Test \$1545.50 + Supplies (It bulbs + \$146 Smk Detec Bat. <b>2013</b> = Gen Maint/Rep \$1464 + Mater/Sup \$339 + Boiler Insp \$1092 + Roof Jetting \$754 + Back Flow \$112(Credit Due) + Gutter Rep \$200 + Re-Staing \$3730 + Drainage Repair \$960 + Boiler Repair \$899.63. 2014 = Gen Maint \$210 + Fire Ext \$50 + Repairs \$420 + Boilr Inspec \$937 + Roof Jettg \$726 + + Back Flow \$139.50 + Rep \$376.50. 2015: FireX \$244.31 + RadonTst \$300 + Plmbg \$1446.07 + Maint \$1080.53. 2016: Incl Exter Paintg \$8050 HOA + \$1850 Balc + Sealco \$1250 + Plumbing \$1865.59 + StrRm Cab Instal \$887 + FireX \$60.79+ GenMaint \$380 + Unit F Drywall Rep \$220												
9 Management: 2014 Approx 5% incr + Boiler Inspec 2015: Bookpg \$131@11mos + Mgmt \$221@10mos+BoilrInspec; Incr to \$500/mo Nov forward, no Bookpg. 2016: \$500/mo + \$300 boiler inspectn												
10 Miscellaneous: Est includes Licenses & Fees, Corp Reportg; Budgeted for insurance deductible (\$2500) if needed, non-routine expenditures 2011: Unit D Elec (\$12.82) + Gas (\$63.91) + \$8.95 Regis Fee + \$10 An Rept. 2013 = HOA Registr. 2014 = SOS/HOA \$10 + Recordg Declar Amend \$37. 2016: Recordg Balc MaintAgrmt												
11 Office: Postge, copies, cert mail, meeting room rent, check orders, etc. 2013 = Postg+ Check Order \$117.70. 2014 = \$108.25 Postg. 2015= Checks \$227.87 + Postg. 2016: Similar less checks, mailg HOA notices etc.												
12 Sec/Fire System Monitrg: 2014 = City Permit \$114 + Monitrg \$420 + Inspec \$373. Fire Sys Tele Line: 2013 = Dedicated line installed 2009 for alarm reporting. 2015: Monit \$420+Permit \$114 + Test/Rep \$602												
13 Snow Removal: shoveling of sidewalks + dumpster entrance @ \$30/3" fall; Est based on history. 2014 Wntr = \$3886 + 2014/15 Wntr \$330.59. 2015 Roof Shovlg = \$485. 2016: Nov & Dec 2015 billed late, after adjustg 2015 = \$1467.21 and 2016 = \$1552.44.												
15 Trash: 2010 Rate \$108.55 aver + overages due to tenants moving spring & fall. 2011 Aver \$136/11 mos. 2012 Chg to MRI August \$100/mo. 2013 = Same + + Apr & Oct Addtl Volume Chgs. 2014 = , \$100/mo. 2015:March +\$12.42/mo Incr to \$111.78/mo, missg Oct&Dec. 2016: Incr \$135/mo, Nov Ovr \$38												
16 Utilities/Electricity: Exter lights, laun, boiler. 2012 Aver \$141.52/mo; 2013 Aver \$116.61/mo. 2014 \$312 less than 2013~? Altho colder. 2016: Ckg Consmpn Rept with City.												
17 Utilities/Gas: Hot Wtr; Heat for Mech, Laun & Store Rms; 2010 Aver: 223.10 (10 mos); 2011 Aver \$142 (11 Mo); 2012 Aver \$145.38/mo. 2013 Aver \$152.04/mo. 2014 = \$403.66 higher than 2013. 2016 awaitg BlackHills Dec billing. 2017 similar												
18 Utilities/Sanitation: 2009: 4%; 2010: 7.5%; 2011: 11.4% incr (proj/improvmts, \$606.11/qtr); 2012: 7.3%; 2013: 4.23%; 2014 = 3.31%;. 2015: 3.9% Incr. 2017: Est +5%												
19 Utilities:Water: 2012 aver \$172.76 2013 Aver \$176.23/mo. 2014 = \$224.07/mo aver. 2015: \$184.19 Av. <b>2016: \$517 July Bill--consider new Irrig Clock.</b>												
20 Replcmt Fd: 2011 Proj Incl: Floor 1 fully carpeted (\$4403), asphalt re-sealg (\$892), facia paintg (\$950), re-caulk windows/stucco, re-sealg concrete, totaling \$6754.65. Owners reimb Repl Acct 64.2% (or \$4336.49). Owners also contributed \$11,471 to est shortage in reserves. The Replcmt Schedule is now funded at 35.8% of est expenditures. Lender's now requiring 10% of Operatg/yrBudget. 2012 Incl Carpet Floors 2&3, Lndscpg Gravel + Sod \$1000, Parkg + Caulkg \$400; Parkg Lot Drill Test \$1540, Parkg Signs \$463.65. 2013 Proj Incl Re-staing Balc Railg, Facia & Unit Frt Doors \$3730. 2014 = Roof Repair \$7765.60 + Ht Tp Replcmt \$2782 + Asphalt Re-sealg \$1260. 2016 = \$9900 Exterior Wd & Brick Paintg + Sealco \$1250												
21 Laundry: Estimate close to 2013 & 2014 considering building occupancy & more private laundry installations. New Owner 2014.												
2017 BUDGET APPROVED BY: <u>    </u> WD, CG, SS <u>    </u> Dated: <u>    </u> 12/07/2016 <u>    </u>												