

**Mountain Country Condominiums at Lake Dillon, Inc
Budget**

	E	H	I	J	K	L	M	N	O	P	Q
	2020-21 Budget							2021-22 Budget Proposal			
	Jul 15 - Jun 16 Actuals	Jul 16 - Jun 17 Actuals	Jul17 - Jun18 Actuals	Jul18 - Jun19 Actuals	Jul19 - Jun20 Actuals	Jul 20- Jun 21 Budget		Jul 21- June 22 Budget	Notes		
1											
2											
3	Ordinary Income/Expense										
4	Income										
5	4000 - Operating Dues	139,536.00	139,536.00	139,536.00	139,536.00	151,056.00	151,056.00	159,795.00	7% Operating Dues increase		
6	FY21-22 Operating Special Assessment-exp							37,166.00	for fy21-22 operating expense deficit, Governing Docs, Unit A301 repairs, and 1 mo operating expense cushion		
7	4050 - Transfer to Reserves	(44,676.00)	(46,909.80)	(46,909.80)	(46,909.80)	(46,909.80)	(46,909.80)	(49,765.00)			
8	4200 - Miscellaneous Income	123.00	242.25	311.25	0.00	150.00	0.00	0.00			
9	Total Income	94,983.00	92,868.45	92,937.45	92,626.20	104,296.20	104,146.20	147,196.00			
10	Expense										
11	Administration										
12	5000 - Legal/ Professional	2,935.80	648.59	551.72	561.25	957.35	350.00	8,900.00	includes \$8,500 update governing docs (special assessment)		
13	5010 - Management Fees	12,500.04	13,011.63	12,999.96	12,999.96	12,999.96	13,000.00	13,390.00	3% increase		
14	5015 - Filing Fees	37.00	50.00	30.00	35.00	10.00	50.00	50.00			
15	5020 - Insurance	5,636.26	5,991.00	5,991.00	8,226.51	8,883.50	9,340.00	9,000.00			
16	5060 - Annual Meeting	725.70	538.61	256.96	858.28	392.80	250.00	250.00			
17	Total Administration	21,834.80	20,239.83	19,829.64	22,681.00	23,243.61	22,990.00	31,590.00			
18	Utilities										
19	5100 - Water & Sewer	12,672.00	13,970.44	14,031.36	14,463.36	14,880.00	15,200.00	15,500.00	3% BMMD annual increase		
20	5110 - Trash Removal	1,668.00	1,767.00	1,507.00	1,761.13	1,725.85	1,875.00	2,000.00	includes extra trash items		
21	5120 - Electric	5,397.18	4,941.35	5,305.24	4,982.85	2,122.25	4,000.00	3,100.00			
22	5140 - Natural Gas	11,221.43	12,647.05	11,781.80	14,353.78	11,017.25	13,500.00	13,000.00			
23	Total Utilities	30,958.61	33,325.84	32,625.40	35,561.12	29,745.35	34,575.00	33,600.00			
24	Building										
25	5200 - Cable & Internet	13,628.16	14,050.56	15,840.17	14,955.36	20,573.25	21,900.00	21,950.00	5% Comcast annual increase		
26	5210 - General Building Maintenance	5,326.14	908.90	5,870.21	11,537.26	914.52	5,900.00	5,500.00	based on 5 yr avg		
27	5220 - Security and Fire Safety	0.00	182.81	0.00	758.02	113.35	250.00	600.00	includes new annual testing of backflow devices based on 5 yr avg. RKR \$772.5/mo for 6 mo + E&A snow shovel and roof ice/snow		
28	5230 - Snow Removal	11,609.50	9,550.00	8,536.25	12,099.00	10,942.35	10,000.00	10,500.00	includes jetting main lines Bldgs A & B		
29	5240 - Op- Heating & Plumbing	3,296.00	4,238.35	14,910.01	5,349.00	16,052.50	10,000.00	10,000.00			
30	5250 - Supplies & Materials	335.09	32.45	249.26	207.58	4.20	500.00	500.00			
31	5260 - Grounds & Parking Maintenance	2,903.30	1,458.94	750.04	2,706.72	2,167.81	3,000.00	3,000.00	includes possible removal of aspen tree south Bldg B Unit A301 sundeck scupper leak repair/drywall repair (special assessment)		
32	5270 - Repair & Maintenance	605.00	0.00	58.08	0.00	0.00	0.00	9,461.00			
33	5280 - Misc Expense	0.00	0.00	0.00	0.00	11.66	0.00	0.00			
34	5290 - Chimney inspections /Clean	990.00	990.00	1,100.00	1,100.00	1,248.00	1,250.00	1,250.00			
35	Total Building	38,693.19	31,412.01	47,314.02	48,712.94	52,027.64	52,800.00	62,761.00			
36	Total Expense	91,486.60	84,977.68	99,769.06	106,955.06	105,016.60	110,365.00	127,951.00			
37	Net Operating Funds Income	3,496.40	7,890.77	(6,831.61)	(14,328.86)	(720.40)	(6,218.80)	19,245.00			
38	Other Income/Expense										
39	Reserve Funds Income										
40	4500 - Reserve Dues	44,676.00	46,909.80	46,909.80	46,909.80	46,909.80	46,909.80	49,765.00	3% Increase (approved May 2019)		
41	4510 - Reserve Special Assessment	0.00	0.00				0.00	20,000.00	for Boiler/Heating systems repair work		
42	4520 - Reserve Interest Income	79.40	386.09	467.82	582.03	186.16	300.00	50.00			
43	4010 - (RI) Rental Income						0.00	0.00			
44	4530 - Resale Reserve Contribution	1,455.00	1,551.00	6,033.00	2,910.00	1,497.00	0.00	0.00	Not a reliable source of income		
45	Total Other Income	46,210.40	48,846.89	53,410.62	50,401.83	48,592.96	47,209.80	69,815.00			
46	Other Expense										
47	7000 - Loan Fees										
48	7010 - Loan Interest Expense	8,894.73	7,589.09	5,141.09	2,269.54	3,646.14	3,000.00	1,500.00			
49	7000 - Loan Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
50	Total 7000 - Loan Fees	8,894.73	7,589.09	5,141.09	2,269.54	3,646.14	3,000.00	1,500.00			
51	6035 - Water Main repairs	0.00	0.00	14,124.72	0.00	0.00	0.00	0.00			
52	6000 - Roof replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
53	6010 - Siding / Resurfacing & Painting	0.00	0.00	22,266.65	56,762.46	0.00	0.00	5,000.00	Paint touch up bldgs		
54	6020 - P&H - Boilers	0.00	6,481.67	14,773.15	5,465.08	32,956.00	5,380.00	20,000.00	Boiler/Heating Systems work proposal (reserve special assessment)		
55	0000 - Galvanized Metal Bldg A&B(bldg base)			0.00	0.00	0.00	7,635.00	0.00			
56	6030 - Asphalt	6,630.00	0.00	0.00	3,690.00	0.00	15,000.00	0.00			
57	6040 - Reserve Contingency	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00			
58	Total Other Expense	15,524.73	14,070.76	56,305.61	68,187.08	36,602.14	31,015.00	31,500.00			
59	Net Other Income	30,685.67	34,776.13	(2,894.99)	(17,785.25)	11,990.82	16,194.80	38,315.00			
60	Net Income	34,182.07	42,666.90	(9,726.60)	(32,114.11)	11,270.42	9,976.00	57,560.00			