

Mountain Country Condominiums at Lake Dillon, Inc Budget

					Partial Year		
	Jul 20- Jun 21 Budget	Jul 20 - Jun 21 Actuals	Jul 21- June 22 Budget	Jul 21- June 22 Actual	Jul 22- June 23 Budget	Jul 22- Dec 22 Actual	Jul 23- June 24 Budget
Ordinary Income/Expense							
Income							
4000 - Operating Dues	151,056.00	151,056.00	159,795.00	159,852.00	170,842.68	85,530.00	180,239.03
4050 - Transfer to Reserves	(46,909.80)	(46,909.80)	(49,765.00)	(41,470.80)	(51,248.68)	(24,882.48)	(52,786.00)
4800 - Interest Income				13.26		8.19	
4200 - Special Assessment	0.00	2.03	37,166.00	37,165.99	0.00	0.00	0.00
Total Income	104,146.20	104,148.23	147,196.00	155,560.45	119,594.00	60,655.71	127,453.03
Expense							
Administration							
5000 - Legal/ Professional	350.00	537.04	8,900.00	10,122.63	2,000.00	1,185.63	600.00
5010 - Management Fees	13,000.00	12,999.96	13,390.00	13,489.77	14,729.00	7,444.05	15,729.00
5015 - Filing Fees	50.00	10.00	50.00	10.00	50.00	0.00	50.00
5020 - Insurance	9,340.00	8,539.61	9,000.00	9,254.69	9,900.00	5,097.96	10,890.00
5060 - Annual Meeting	250.00	481.68	250.00	550.89	250.00	0.00	250.00
Total Administration	22,990.00	22,568.29	31,590.00	33,427.98	26,929.00	13,727.64	27,519.00
Utilities							
5100 - Water & Sewer	15,200.00	17,450.50	15,500.00	13,797.50	15,965.00	8,160.00	18,933.00
5110 - Trash Removal	1,875.00	2,462.20	2,000.00	2,180.55	2,250.00	1,364.00	2,100.00
5120 - Electric	4,000.00	2,373.82	3,100.00	2,939.25	3,100.00	1,666.80	2,600.00
5140 - Natural Gas	13,500.00	13,171.50	13,000.00	19,011.00	17,500.00	11,089.02	17,500.00
Total Utilities	34,575.00	35,458.02	33,600.00	37,928.30	38,815.00	22,279.82	41,133.00
Building							
5200 - Cable & Internet	21,900.00	21,210.36	21,950.00	22,358.00	24,100.00	11,308.71	24,432.60
5210 - General Building Maintenance	5,900.00	2,397.05	14,961.00	5,372.71	5,500.00	849.00	5,200.00
5220 - Security and Fire Safety	250.00	351.22	600.00	376.48	500.00	0.00	500.00
5230 - Snow Removal	10,000.00	9,794.95	10,500.00	10,576.12	12,000.00	18,565.00	18,000.00
5240 - Op- Heating & Plumbing	10,000.00	8,318.65	10,000.00	4,254.65	5,000.00	5,960.59	5,000.00
5250 - Supplies & Materials	500.00	54.16	500.00	0.00	500.00	0.00	500.00
5260 - Grounds & Parking Maintenance	3,000.00	774.95	3,000.00	250.00	3,000.00	0.00	1,000.00
5270 - Repair & Maintenance	0.00	0.00	0.00	0.00	2,000.00	0.00	2,000.00
5280 - Misc Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5290 - Chimney inspections /Clean	1,250.00	0.00	1,250.00	0.00	1,250.00	1,400.00	1,400.00
Total Building	52,800.00	42,901.34	62,761.00	43,187.96	53,850.00	38,083.30	58,032.60
Total Expense	110,365.00	100,927.65	127,951.00	114,544.24	119,594.00	74,090.76	126,684.60
Net Ordinary Income	(6,218.80)	3,220.58	19,245.00	41,016.21	0.00	(13,435.05)	768.43

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	Partial Year						
	Jul 20- Jun 21 Budget	Jul 20 - Jun 21 Actuals	Jul 21- June 22 Budget	Jul 21- June 22 Actual	Jul 22- June 23 Budget	Jul 22- Dec 22 Actual	Jul 23- June 24 Budget
Other Income/Expense							
Other Income							
4500 - Reserve Dues	46,909.80	46,909.80	49,765.00	41,470.80	51,248.68	24,882.48	52,786.00
4510 - Reserve Special Assessment	0.00		20,000.00	20,000.00	21,000.00	21,000.00	0.00
4520 - Reserve Interest Income	300.00	27.46	50.00	79.28	50.00	73.18	50.00
4010 - (RI) Rental Income	0.00		0.00	0.00	0.00	0.00	0.00
4530 - Resale Reserve Contribution	0.00	1,656.00	0.00	5,052.00	0.00	1,701.00	0.00
Total Other Income	47,209.80	48,593.26	69,815.00	66,602.08	72,298.68	47,656.66	52,836.00
Other Expense							
7000 - Loan Fees							
7010 - Loan Interest Expense	3,000.00	1,986.97	1,500.00	2,437.89	1,500.00	(741.61)	0.00
7000 - Loan Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7000 - Loan Fees	3,000.00	1,986.97	1,500.00	2,437.89	1,500.00	(741.61)	0.00
6035 - Water Main repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6000 - Roof replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6010 - Siding / Resurfacing & Painting	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00
6020 - P&H - Boilers	0.00	15,722.00	20,000.00	14,159.33	20,482.00	17,810.16	5,000.00
0000 - Galvanized Metal Bldg A & B at BLDG base	7,635.00	0.00	0.00	0.00	0.00	0.00	0.00
6030 - Asphalt	15,000.00	0.00	0.00	8,160.00	0.00	0.00	3,260.00
6050 - Chimney Repairs/replacement				6,541.00	0.00	0.00	0.00
6060 - Deck Repairs/replacement				10,422.00	0.00	0.00	0.00
6040 - Reserve Contingency	0.00	0.00	5,000.00	0.00	5,000.00	0.00	5,000.00
Total Other Expense	25,635.00	17,708.97	31,500.00	41,720.22	26,982.00	17,068.55	13,260.00
Net Other Income	21,574.80	30,884.29	38,315.00	24,881.86	45,316.68	30,588.11	39,576.00
Net Income	15,356.00	34,104.87	57,560.00	65,898.07	45,316.68	17,153.06	40,344.43

Mountain Country Condominiums at Lake Dillon, Inc Budget

Notes

Ordinary Income/Expense

Income

- 4000 - Operating Dues ~5.5%
- 4050 - Transfer to Reserves
- 4800 - Interest Income
- 4200 - Special Assessment

Total Income

Expense

Administration

- 5000 - Legal/ Professional
- 5010 - Management Fees
- 5015 - Filing Fees
- 5020 - Insurance Factored in 10% increase.
- 5060 - Annual Meeting

Total Administration

Utilities

- 5100 - Water & Sewer 3% BMMD annual increase
- 5110 - Trash Removal
- 5120 - Electric Proposing 3% increase from the last 3 year average.
- 5140 - Natural Gas Same as last year

Total Utilities

Building

- 5200 - Cable & Internet 5% Comcast annual increase (end CY24)
- 5210 - General Building Maintenance Based on 5 yr avg
- 5220 - Security and Fire Safety includes new annual testing of backflow devices
- 5230 - Snow Removal
- 5240 - Op- Heating & Plumbing
- 5250 - Supplies & Materials
- 5260 - Grounds & Parking Maintenance Based on prior year spend
- 5270 - Repair & Maintenance contingency
- 5280 - Misc Expense
- 5290 - Chimney inspections /Clean based on PY (FY23) actual

Total Building

Total Expense

Net Ordinary Income

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Notes

Other Income/Expense**Other Income**

4500 - Reserve Dues

3% Increase

4510 - Reserve Special Assessment

4520 - Reserve Interest Income

4010 - (RI) Rental Income

4530 - Resale Reserve Contribution

Not a reliable source of income

Total Other Income**Other Expense**

7000 - Loan Fees

7010 - Loan Interest Expense

7000 - Loan Fees - Other

Total 7000 - Loan Fees

6035 - Water Main repairs

6000 - Roof replacement

6010 - Siding / Resurfacing & Painting

6020 - P&H - Boilers

Budgeting maintenance

0000 - Galvanized Metal Bldg A & B at BLDG base

6030 - Asphalt

6050 - Chimney Repairs/replacement

6060 - Deck Repairs/replacement

6040 - Reserve Contingency

Total Other Expense**Net Other Income****Net Income**