

Building #23 - Chi Home Owners Association
 Approved 2009/2010 Operational Budget

	Averaged monthly Proposed unit assessment	Total Fixed Expenses - 6/09-5/10	Insurance Reserve	Maintenance Reserve	W/ Current Res. Funding
	\$152.15	\$168.79	\$15.32	\$103.41	439.67
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$152.15	\$168.79	\$15.32	\$103.41	439.67
	\$152.35	\$168.79	\$15.34	\$103.55	440.03
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$152.35	\$168.79	\$15.34	\$103.55	440.03
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$178.77	\$169.84	\$18.00	\$121.50	488.11
	\$152.35	\$168.79	\$15.34	\$103.55	440.03
	\$1,986.31	\$2,031.78	\$200.00	\$1,350.02	5568.11

	2009/2010 Proposed Annual Budget
	\$3,851.30
	\$4,183.29
	\$4,183.29
	\$3,851.30
	\$3,853.68
	\$4,183.29
	\$4,183.29
	\$3,853.68
	\$3,853.68
	\$4,183.29
	\$4,183.29
	\$3,853.68
	\$48,217.07

	12 month 06/08 - 05/09 Actual
	\$47,750.88
	\$47,750.88

- 405 Homeowners Assessments
- Unit 2301 7.66%
- Unit 2302 9.00%
- Unit 2303 9.00%
- Unit 2304 7.66%
- Unit 2305 7.67%
- Unit 2306 9.00%
- Unit 2307 9.00%
- Unit 2308 7.67%
- Unit 2309 7.67%
- Unit 2310 9.00%
- Unit 2311 9.00%
- Unit 2312 7.67%

TOTAL INCOME

Inflation Rate

	\$0.00
	\$367.29
	\$0.00
	\$0.00
	\$0.00
	\$141.00
	\$1,019.69
	\$0.00
	\$416.67
	\$41.67
	\$1,986.31

	\$6,048.00
	\$4,407.43
	\$3,384.00
	\$4,158.00
	\$6,694.56
	\$1,691.95
	\$12,236.33
	\$4,096.32
	\$5,000.00
	\$500.00
	\$48,216.59

- EXPENSES
- 505 Rec-Road Maintenance & Trash (F)
- 510 Water & Sewer (%)
- 515 Business Management (F)
- 520 Association Maintenance Fees (F)
- 525 Recreation Fees (F)
- 530 Electricity (%)
- 535 Gas & Heat (%)
- 565 Cable TV (F)
- 575 Extraordinary Maintenance (%)
- 590 Other/Miscellaneous Expense (%)

TOTAL EXPENSES

T0/(FROM) Maintenance Reserve

	\$3,111.31
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	\$0.48
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	(\$0.00)
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FIXED EXPENSES						
Building #23 2009-2010 Budget						
	<u>Rec/Road</u>	<u>Rec Fees</u>	<u>Assoc Mgmt</u>	<u>Bus Mgmt</u>	<u>Cable</u>	<u>Total Fixed</u>
2301	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
2302	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2303	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2304	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
2305	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
2306	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2307	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2308	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
2309	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
2310	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2311	\$42.00	\$46.49	\$29.40	\$23.50	\$28.45	\$169.84
2312	\$42.00	\$46.49	\$28.35	\$23.50	\$28.45	\$168.79
Monthly Cost	\$504.00	\$557.88	\$346.50	\$282.00	\$341.40	\$2,031.78
Annual Costs	\$6,048.00	\$6,694.56	\$4,158.00	\$3,384.00	\$4,096.80	\$24,381.36

BUILDING #23
5/1/08
LONG TERM REPLACEMENT RESERVE PROJECT

	*Estimated Useful Life		Years Left in Life	Next Replacement Date	*Estimated ⁿ Current Replacement Value		Inflation Factor	Future Cost To Assn.	Allocation of Current Maint. Fund		Monthly Funding Needed
	Life	Life			Value	Value			Maint. Fund	Maint. Fund	
Roof**	20	17	2005	2025	\$26,800	4%	\$46,750	\$0	\$0	\$229	
Deck Carpeting	12	1	1997	2009	\$9,000	4%	\$12,317	\$12,317	\$0	\$0	
Boilers	19	18	Domestic Hot Water Replaced in 2007	2026	\$8,412 *	4%	\$17,041	\$0	\$0	\$79	
		5	-Heating System	2013	\$14,000	4%	\$19,926	\$8,954	\$8,954	\$183	
Exterior Painting	10	2	Done in 2000	2010	\$10,000	4%	\$14,233	\$14,233	\$0	\$0	
Other								\$35,504		\$0	
TOTAL							\$110,267	\$35,504		\$491	
Less Current Monthly Funding										\$1,350	
Monthly Funding Over <Under> Assessed										\$659	

Replacement values based on 2001 costs
*Replacement values based on 2007 cost