

Snowbridge Square Condominium Assoc. **Treasurer's Report – 2018**

.... January 26, 2019

Jon Faue

There are two budgets to consider, the operating budget and the reserve budget. The operating budget is concerned with day to day expenses and repairs. The reserve budget and associated funds are to be used for the large expensive repairs and improvements.

**Summary of 2018:**

2018 Operating Budget:

Total expenses were \$316,248

2017= \$293,253

2016= \$286,659

2015= \$270,052

2014= \$289,556

Total income (mainly dues) was \$308,307.

**2018 Largest Expenditures by type:** for example purposes

<b>Building Repair &amp; Maintenance</b>	23%
<b>Contract Expense</b>	17%
<b>Insurance</b>	6%
<b>Professional Fees</b>	2%
<b>Supplies</b>	1%
<b>Utilities</b>	46%

'Utilities' includes gas, water, electric, and snow removal.

The operating budget had a deficit of (\$7202). The Operating Account had a positive balance carry over from prior years so this was tapped into to cover a lot of the walkway painting and siding repair as opposed to using Reserve Funds which are still limited. Note, this is just accounting as there really only is one checking account. We also purchased a spare DHW pump to have on hand in the boiler room. The Operating Account still has a positive surplus of \$20K.

For 2019 we are predicting natural gas to remain steady (cheap), and John T. did lock us into a longer term reduced rate contract. The Metro District has again raised the water rates for 2019. 2019 looks to be a big snow year, so we can't count on any

savings from not using those funds. For 2019 the board should consider raising the operating budget up 3% effective with the 2Q dues, exactly the same as last year.

2018 Reserve Budget:

Remaining from 2017, the traction coating was applied to the east and west stairs. Also, the garage drainage on north side was fixed, and a diversion channel was added to the parking lot to prevent water from entering the garage in the first place. Deck railings were replaced with Trex, and several repairs were made to the walkway sidings. Total reserve expenditures were \$64.7K. (\$117K of reserve dues were collected). Also, the Bobcat had to be replaced for about \$38K, and while that shows up as a hard asset as well, it did deplete cash reserves. So, the 'cash balance' of the reserve fund is roughly only \$4K. This is the important number since if an emergency occurs, we can't convert the Bobcat into instant cash.

An updated 2017/2018/2019 rough reserve plan is attached. As indicated, we spent way more than the \$10K during 2018 than was hoped, so we didn't increase the balance nearly as much as hoped for. For 2017 an increase in reserve dues of 20% was passed. 2018 was level. Average reserve expenditures are about \$115K/year and ideally we should have at least a two year balance on hand in the bank. (A twelve year history of reserve expenditures is attached (prior to 2007 there was no reserve fund). If we don't increase dues, and only spend 35K/40K/50K the next three years, we will be at that goal Dec. 31, 2021. There are unlimited options for the board to consider; dues vs. spending, this is just one outline.

We still have access to a Line of Credit (LOC) with Alpine Bank for \$100K. It was paid off early in 2018 and currently has a zero balance.

-Jon Faue

Snowbridge Square Condominium Association  
 Balance Sheet by Class  
 As of December 31, 2018

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01/10/2019

Accrual Basis

	<u>Operating</u>	<u>Reserve</u>	<u>Unclassified</u>	<u>TOTAL</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1010 · Alpine Bank Checking	18,328.22	0.00	2,006.67	20,334.89
1030 · Alpine Bank MMKT	0.00	1,340.96	0.00	1,340.96
<b>Total Checking/Savings</b>	<u>18,328.22</u>	<u>1,340.96</u>	<u>2,006.67</u>	<u>21,675.85</u>
<b>Accounts Receivable</b>				
1100 · Accounts Receivable	2,464.56	1,188.68	-2,006.67	1,646.57
<b>Total Accounts Receivable</b>	<u>2,464.56</u>	<u>1,188.68</u>	<u>-2,006.67</u>	<u>1,646.57</u>
<b>Total Current Assets</b>	<u>20,792.78</u>	<u>2,529.64</u>	<u>0.00</u>	<u>23,322.42</u>
<b>Fixed Assets</b>				
1710 · Condo Unit	27,480.84	0.00	0.00	27,480.84
1715 · Accumulated Depreciation-Condo	-27,480.84	0.00	0.00	-27,480.84
1720 · Machinery & Equipment	4,791.01	37,764.30	0.00	42,555.31
1725 · Accumulated Depreciation-M&E	-4,791.01	0.00	0.00	-4,791.01
<b>Total Fixed Assets</b>	<u>0.00</u>	<u>37,764.30</u>	<u>0.00</u>	<u>37,764.30</u>
<b>TOTAL ASSETS</b>	<u><u>20,792.78</u></u>	<u><u>40,293.94</u></u>	<u><u>0.00</u></u>	<u><u>61,086.72</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2100 · Accounts Payable	145.00	0.00	0.00	145.00
<b>Total Accounts Payable</b>	<u>145.00</u>	<u>0.00</u>	<u>0.00</u>	<u>145.00</u>
<b>Other Current Liabilities</b>				
2500 · Security Deposit	1,200.00	0.00	0.00	1,200.00
<b>Total Other Current Liabilities</b>	<u>1,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,200.00</u>
<b>Total Current Liabilities</b>	<u>1,345.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,345.00</u>
<b>Total Liabilities</b>	<u>1,345.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,345.00</u>
<b>Equity</b>				
3100 · Reserve Fund	26,650.76	-11,785.77	0.00	14,864.99
Net Income	-7,202.98	52,079.71	0.00	44,876.73
<b>Total Equity</b>	<u>19,447.78</u>	<u>40,293.94</u>	<u>0.00</u>	<u>59,741.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>20,792.78</u></u>	<u><u>40,293.94</u></u>	<u><u>0.00</u></u>	<u><u>61,086.72</u></u>

Snowbridge Square Condominium Association  
 Profit & Loss Budget Performance - Operating  
 December 2018

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 04/10/2019  
 Accrual Basis

	2018		2019		%Increase
	Jan - Dec 18	YTD Budget	\$ Over Budget	Proposed Annual Budget NOT FINAL	
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4100 - Membership Dues					
4110 - Commercial	135,794.23	135,794.23	0.00	138,846.60	
4120 - Residential	167,349.50	167,349.38	0.12	171,114.74	3 takes place after 1q.
<b>Total 4100 - Membership Dues</b>	<b>303,143.73</b>	<b>303,143.61</b>	<b>0.12</b>	<b>309,961.34</b>	
4300 - Leases					
4320 - Harmsen & Dunn	3,356.79	3,261.94	97.85	3,261.94	
<b>Total 4300 - Leases</b>	<b>3,356.79</b>	<b>3,261.94</b>	<b>97.85</b>	<b>3,261.94</b>	
4400 - Late & Finance Charge Income	400.56				
4700 - Laundry and Vending	1,483.00	1,500.00	-17.00	1,500.00	
<b>Total Income</b>	<b>308,387.08</b>	<b>307,905.55</b>	<b>481.53</b>	<b>314,726.28</b>	
<b>Gross Profit</b>	<b>308,387.08</b>	<b>307,905.55</b>	<b>481.53</b>	<b>314,726.28</b>	
<b>Expense</b>					
5000 - Charitable Contributions	200.00			0.00	
5110 - Annual Meeting / Board Meetings	844.18	600.00	244.18	600.00	
5120 - Bank Service Charges	120.00	300.00	-180.00	300.00	
5130 - Building Repair & Maintenance					
5132 - Boiler repairs	10,992.50	1,800.00		1,800.00	
5134 - Building Repairs & Maintenance	20,011.59	14,000.00		14,000.00	
5138 - Equipment Repairs	1,774.72	2,000.00	-225.28	2,000.00	
5140 - Carpet Cleaning	1,160.67	2,000.00	-839.33	2,000.00	
5142 - Elevator Service Contract	7,265.12	8,000.00	-734.88	8,000.00	
5144 - Garage Door	632.62	1,500.00	-867.38	1,500.00	
5146 - Hot Tub	11,535.34	1,600.00		1,600.00	
5148 - Inspections	2,469.76	800.00	1,669.76	800.00	
5150 - Land Fill Fees	0.00	100.00	-100.00	100.00	
5153 - Landscaping	2,916.69	500.00	2,416.69	500.00	
5152 - Misc.	241.10	500.00	-258.90	500.00	
5154 - Painting	1,994.02	2,000.00	-5.98	2,000.00	
5156 - Parking Lot	0.00	2,000.00	-2,000.00	2,000.00	
5160 - Plumbing	2,914.00	6,000.00	-3,086.00	6,000.00	
5162 - Roof Repairs	6,250.00	3,000.00	3,250.00	3,000.00	
5164 - Toin Mechanical Contract	3,014.00	4,000.00	-986.00	4,000.00	
5166 - Window Cleaning	0.00	500.00	-500.00	500.00	
5130 - Building Repair & Maintenance - Other	0.00	100.00	-100.00	100.00	
<b>Total 5130 - Building Repair &amp; Maintenance</b>	<b>73,162.13</b>	<b>50,400.00</b>	<b>22,762.13</b>	<b>50,400.00</b>	
5300 - Contract Expense					
5320 - Management	54,132.00	55,000.00	-868.00	56,850.00	3
<b>Total 5300 - Contract Expense</b>	<b>54,132.00</b>	<b>55,000.00</b>	<b>-868.00</b>	<b>56,850.00</b>	
5430 - Dues and Subscriptions	3,257.50	3,800.00	-542.50	3,800.00	
5440 - Equipment Rental	1,599.60	1,400.00	199.60	1,400.00	
5460 - Insurance					
5464 - Liability Insurance	18,063.63	19,500.00	-1,436.17	21,450.00	10
5466 - Umbrella Insurance	622.50	1,800.00	-1,177.50	1,854.00	3
<b>Total 5460 - Insurance</b>	<b>18,686.33</b>	<b>21,300.00</b>	<b>-2,613.67</b>	<b>23,304.00</b>	
5600 - Licenses and Permits	165.00	500.00	-345.00	500.00	
5610 - Miscellaneous	270.88	500.00	-229.12	500.00	
5620 - Office Supplies	132.83	200.00	-67.17	200.00	
5630 - Postage and Delivery	5.66	100.00	-94.34	100.00	
5640 - Printing and Reproduction	122.52	200.00	-77.48	200.00	
5660 - Professional Fees					
5662 - Accounting-Swift, Snow & Assc	440.00	600.00	-160.00	600.00	
5664 - Bookkeeping	5,016.00	5,000.00	16.00	5,172.00	actual

	2018		2019	
	Jan - Dec 18	YTD Budget	\$ Over Budget	Proposed Annual Budget NOT FINAL
5668 - Legal Fees	945.00	1,000.00	-57.00	1,000.00
Total 5660 - Professional Fees	6,399.00	6,600.00	-201.00	6,772.00
5670 - Security	7,570.75	2,000.00	5,570.75	2,000.00
5680 - Supplies				
5681 - Snow removal	352.92	200.00	152.92	200.00
5682 - Bathroom	1,205.41	1,200.00	9.41	1,200.00
5684 - Cleaning	473.11	1,000.00	-526.89	1,000.00
5686 - Equipment/Tools	510.61	1,000.00	-489.39	1,000.00
5688 - Gas	226.93	500.00	-273.07	500.00
5690 - Hot Tub Supplies	140.88	800.00	-659.12	800.00
5692 - Light bulb/Electrical/Batteries	532.85	500.00	32.85	500.00
5696 - Miscellaneous	169.91	300.00	-130.09	300.00
5698 - Pet Pick-ups	310.36	300.00	10.36	300.00
Total 5680 - Supplies	3,926.98	5,600.00	-1,673.02	5,800.00
6710 - Utilities				
5712 - Cable/Internet	18,732.96	18,683.00	49.96	19,041.61 actual
5714 - Electric	20,856.07	22,000.00	-1,041.93	22,000.00
5716 - Garbage Disposal	13,228.77	13,000.00	228.77	13,650.00
5718 - Gas	27,400.33	32,000.00	-4,599.67	32,000.00
5720 - Telephone	464.48	500.00	-35.52	500.00
5740 - Snow Removal	17,266.00	22,000.00	-4,734.00	22,000.00
5760 - Water	48,153.00	50,168.80	-4,015.80	50,168.80
Total 5710 - Utilities	144,204.61	158,351.80	-14,147.19	159,360.41
5800 - Not allocated to Employee Units				
5810 - Manager's Unit- Repair & Maint	283.12	200.00	83.12	200.00
5820 - Manager's Unit Electric	620.94	900.00	-279.06	900.00
5840 - Property Taxes	734.21	700.00	34.21	775.69 actual
Total 5800 - Not allocated to Employee Units	1,638.27	1,800.00	-161.73	1,875.69
Total Expense	316,428.24	308,851.80	7,576.44	313,762.10
Net Ordinary Income	-8,041.16	-946.25	-7,094.91	964.18
Other Income/Expense				
Other Income				
6100 - Interest Income	838.18	300.00	538.18	0.00
Total Other Income	838.18	300.00	538.18	0.00
Net Other Income	838.18	300.00	538.18	0.00
Net Income	-7,202.98	-646.25	-6,556.73	964.18

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 ??2019 pricing  
 already big snow year  
 metro increased rates again

Snowbridge Square Condominium Association  
**Profit & Loss Budget Performance - Reserve**  
 December 2018

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 01/10/2019  
 Accrual Basis

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4100 - Membership Dues							
4110 - Commercial	0.00	0.00	0.00	51,331.60	51,331.60	0.00	51,331.60
4120 - Residential	0.00	0.00	0.00	65,668.56	65,668.40	0.16	65,668.40
Total 4100 - Membership Dues	0.00	0.00	0.00	117,000.16	117,000.00	0.16	117,000.00
Total Income	0.00	0.00	0.00	117,000.16	117,000.00	0.16	117,000.00
Gross Profit	0.00	0.00	0.00	117,000.16	117,000.00	0.16	117,000.00
Expense							
5200 - Capital Improvements							
5272 - Deck Railings	0.00			3,932.39			
5271 - Walkway Siding Replacement	0.00			23,000.00			
5270 - Wood Walkway Replacement	0.00	833.33	-833.33	0.00	10,000.00	-10,000.00	10,000.00
5250 - Garage	0.00			28,250.00			
5256 - Stairs/Stairwell	0.00	4,166.67	-4,166.67	9,600.00	50,000.00	-40,400.00	50,000.00
Total 5200 - Capital Improvements	0.00	5,000.00	-5,000.00	64,782.39	60,000.00	4,782.39	60,000.00
5600 - Interest Expense							
5520 - Loan Interest	0.00			149.87			
Total 5600 - Interest Expense	0.00			149.87			
Total Expense	0.00	5,000.00	-5,000.00	64,932.26	60,000.00	4,932.26	60,000.00
Net Ordinary Income	0.00	-5,000.00	5,000.00	52,067.90	57,000.00	-4,932.10	57,000.00
Other Income/Expense							
6100 - Interest Income	1.93			11.81			
Total Other Income	1.93			11.81			
Net Other Income	1.93			11.81			
Net Income	<u>1.93</u>	<u>-5,000.00</u>	<u>5,001.93</u>	<u>52,079.71</u>	<u>57,000.00</u>	<u>-4,920.29</u>	<u>57,000.00</u>

Rough Plan (not precise accounting amounts) for 2018

Snowbridge Square	Actual 2016	Actual 2017	Proposed 2018	Proposed 2019	Proposed 2020	Proposed 2021
Reserve Balance Jan.1	75313	-69128	-48131	4086	86086	163086
Total Dues/Income	97500	117000	117000	117000	117000	117000
%increase		0	0	0	0	0
<b>Expense Estimated</b>						
<b>Building Repair &amp; Maintenance</b>						
Elevator	18634					
Fiat roofs (as of 9/30/2016)	56975					
Fiat roof remaining (Oct. 2016)	24100					
Initial Stair concrete/planning	70232					
Salsa+Center Stair reinforce	72000					
East/West Stair reinforce		42000				
(Replace Wood Walkways)		27258				
(Replace Walkway Siding)		2250	23000			
Stair Traction Coating		19158	9600			
Heat Tape/Roof Drains		5337				
tbd (Replace Deck Railings,garage drains)			10000			
tbd				35000	40000	50000
<b>Total</b>	<b>241941</b>	<b>96003</b>	<b>10000</b>	<b>35000</b>	<b>40000</b>	<b>50000</b>

Reserve Fund Accumulated Balance	-69128	58869	4086	86086	163086	230086
Dec. 31 (=Jan 1 of next year)						

\*Not exact numbers... Bobcat not included, trying to track major projects-jaf

# For Reference - not an approved Budget

# Reserve Spending by Year-Snowbridge Square

