

**Blue Mesa Lodge Association  
Budget Worksheet 2021**

	2019 Actuals	Jan - Oct 20 Actuals	2020 Approved Budget	2021 Proposed Budget	Notes
<b>Income</b>					
Annual HOA Dues	108,329.34	108,329.34	108,329.38	123,358.38	
Residential Owner Charges	68,285.35	75,690.17	75,690.00	70,390.00	
Reserves Assessments	19,999.96	34,000.24	34,000.00	60,000.00	Assumes payment of sewer line replacement from Reserve in spring 21
Reimbursed Expenses	2,292.27	0.00	0.00	0.00	
Interest & Penalty Income	215.22	250.00	0.00	0.00	
<b>Total Operating Income</b>	<b>199,122.14</b>	<b>218,269.75</b>	<b>218,019.38</b>	<b>253,748.38</b>	
<b>Expense</b>					
<b>GENERAL EXPENSES</b>					
Garage Assessment	4,826.36	3,499.77	4,826.38	4,826.38	
Reserve Funding	20,000.00	25,500.00	34,000.00	60,000.00	
HOA Insurance	20,307.43	9,582.46	11,007.00	14,119.00	Discussion re possible increase of Replacement Value coverage
Alarm/Fire System	8,416.61	6,378.97	5,400.00	5,400.00	No change from 20 budget
<b>Total GENERAL EXPENSES</b>	<b>53,550.40</b>	<b>44,961.20</b>	<b>55,233.38</b>	<b>84,345.38</b>	
<b>HOA SHARED COSTS</b>					
Electricity	10,380.80	7,851.80	10,371.00	10,371.00	
Natural Gas	1,703.21	1,179.85	1,672.00	1,672.00	
Trash Removal	3,472.67	2,453.40	3,500.00	3,500.00	
Garage/HOA Cleaning	5,235.00	3,811.50	5,320.00	5,320.00	
<b>Total HOA SHARED COSTS</b>	<b>20,791.68</b>	<b>15,296.55</b>	<b>20,863.00</b>	<b>20,863.00</b>	
<b>MAINTENANCE</b>					
<b>EXTERIOR</b>					
Misc. Repairs & Maintenance	3,354.08	6,447.76	3,444.00	6,944.00	
Wood Repair	0.00	0.00	6,000.00	0.00	
Chimneys	0.00	0.00	750.00	900.00	
Gutters Cleaning	603.30	379.00	750.00	850.00	
<b>Total EXTERIOR</b>	<b>3,957.38</b>	<b>6,826.76</b>	<b>10,944.00</b>	<b>8,694.00</b>	
<b>BUILDING REPAIRS</b>					
Misc Building Repairs	2,007.01	930.00	4,000.00	6,000.00	
Plumbing Repairs	15,967.51	0.00	2,000.00	5,000.00	
Interior Misc Repairs	907.21	688.71	2,544.00	3,666.00	
<b>Total BUILDING REPAIRS</b>	<b>18,881.73</b>	<b>1,618.71</b>	<b>8,544.00</b>	<b>14,666.00</b>	
Elevators	5,760.92	4,854.18	5,440.00	5,440.00	
Elevator Parts	0.00	0.00	0.00	8,000.00	Spare parts that are becoming obsolete, needed for future repairs
Elevator Scavenger Pump	0.00	0.00	0.00	3,815.00	Recommended by Thyssen and FC
Snow Removal	14,270.00	5,855.00	10,000.00	10,000.00	
Boiler R&M	2,360.67	80.00	3,100.00	1,400.00	
<b>Total MAINTENANCE</b>	<b>45,230.70</b>	<b>19,234.65</b>	<b>38,028.00</b>	<b>48,200.00</b>	
<b>PROFESSIONAL FEES</b>					
Postage/Admin Supplies	255.97	126.16	175.00	175.00	
Misc Administration	0.00	0.00	0.00	1,745.00	
Management Fees	14,400.00	13,355.44	15,275.00	15,275.00	
Accounting	12,792.14	11,471.70	12,755.00	12,755.00	No increase
<b>Total PROFESSIONAL FEES</b>	<b>27,448.11</b>	<b>24,953.30</b>	<b>28,205.00</b>	<b>29,950.00</b>	
<b>RESIDENTIAL EXPENSES</b>					
Ski Locker	1,557.50	421.53	0.00	500.00	
Deck Drain Cleaning	1,040.00	0.00	1,050.00	1,200.00	
Cable TV/Internet	18,795.60	15,663.00	18,800.00	18,800.00	\$1566.30 per month
Electricity	15,571.20	11,123.20	15,555.00	15,555.00	
Gas	2,554.78	1,769.77	2,600.00	2,600.00	
Mountain Village Condo Dues	3,780.00	0.00	4,360.00	0.00	
Trash Removal	5,209.00	3,476.96	5,630.00	5,630.00	
Water	12,892.80	11,799.80	13,895.00	14,605.00	3% increase
Residential Laundry	0.00	563.60	450.00	4,000.00	FC estimate to replace 2 machines with new commercial level machines
Residential Cleaning	4,920.00	4,933.50	5,300.00	5,300.00	
Hallway Capital Improvement	0.00	0.00	6,000.00	0.00	Subject to Residential owners decision
Window Washing	2,050.00	2,200.00	2,050.00	2,200.00	
<b>Total RESIDENTIAL EXPENSES</b>	<b>68,370.88</b>	<b>51,951.36</b>	<b>75,690.00</b>	<b>70,390.00</b>	
<b>Total Operating Expense</b>	<b>215,391.77</b>	<b>156,397.06</b>	<b>218,019.38</b>	<b>253,748.38</b>	
Total Operating Income	199,122.14	218,269.75	218,019.38	253,748.38	
Total Operating Expense	215,391.77	156,397.06	218,019.38	253,748.38	
<b>NOI - Net Operating Income</b>	<b>-16,269.63</b>	<b>61,872.69</b>	<b>0.00</b>	<b>0.00</b>	
<b>Other Income</b>					

**Blue Mesa Lodge Association  
Budget Worksheet 2021**

Interest Income		1.11	0.00	
Fire Safety Assessment		<u>47,722.84</u>	<u>48,710.00</u>	
<b>Total Other Income</b>	<b>0.00</b>	<b>47,723.95</b>	<b>48,710.00</b>	<b>0.00</b>
Other Expense				
Garage Fireproofing	37,176.60	0.00	0.00	0.00
Fire Safety System	<u>0.00</u>	<u>35,526.43</u>	<u>48,710.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<b>37,176.60</b>	<b>35,526.43</b>	<b>48,710.00</b>	<b>0.00</b>
Net Other Income	-37,176.60	12,197.52	0.00	0.00
Total Income	199,122.14	265,993.70	266,729.38	253,748.38
Total Expense	252,568.37	191,923.49	266,729.38	253,748.38
<b>Net Income</b>	<b>-53,446.23</b>	<b>74,070.21</b>	<b>0.00</b>	<b>0.00</b>