

BLUE MESA LODGE CONDOMINIUMS ASSOCIATION, INC. 2022 APPROVED BUDGET

	A	B	C	D	E	F	G	H	I	J
			2021 Budget	Actual thru Sep. 2021	Estimated Actual Oct - Dec 2021	2021 Projected	2022 Budget	\$ Budget Change	% Budget Change	Notes
1										
2		OPERATING FUND								
3	4000	INCOME								
4	4100	Operating Income								
5		Annual Operating Assessments								
6	4101	Common Interest Operating Assessments	123,358	92,520	30,840	123,360	149,948	26,589	22%	<i>billed to all units based on square footage allocation.</i> 2022 covers \$11,200 increase in CI operating expenses (when 2021 \$3,800 error is adjusted) + \$15,700 starting loss
7		Common Interest Assessments Total	123,358	92,520	30,840	123,360	149,948	26,589	22%	
8	4102	Residential Operating Assessments	70,390	52,792	17,597	70,390	62,844	(7,546)	-11%	<i>billed only to residential units based on square footage allocation</i>
9		Residential Group : Prior Year Shortage	-	-	-	-	(4,698)	(4,698)	n/a	this group is reconciled at year-end based on actual so that any shortage or surplus is refunded or charged to the same group of owners in the next year. 2021 is short \$4,400 compared to Budget and is included in the 2022 assessment (line 10)
10		Residential Group : Current Year Shortage	-	-	4,698	4,698	-	-	0%	
11		Residential Operating Assessments Total	70,390	52,792	22,295	75,088	58,146	(12,244)	-17%	equal to residential group expenses in 2021 and budget in 2022, does not affect overall NI or RE
12	4200	Reserve Fund Income								<i>billed to all units based on square footage allocation</i>
13	4201	Reserve Fund Assessments	60,000	45,000	15,000	60,000	60,000	-	0%	
14	4202	Reserve Interest Income	-	4	-	4	-	-	0%	
15		Reserve Fund Income Total	60,000	45,004	15,000	60,003	60,000	-	0%	
16		TOTAL INCOME	253,748	190,316	68,135	258,451	268,094	14,345	6%	
17		OPERATING EXPENSES								
18		COMMON INTEREST EXPENSES								<i>all units, split on square foot allocation</i>
19		Maintenance Expenses								
20		Exterior								
21	6101	Exterior General Repairs & Maintenance	9,944	5,719	2,405	8,124	8,000	(1,944)	-20%	<i>was Misc. Repairs & Maintenance. 2021: includes 3,000 from duplicative line called Misc. Building Repairs . Includes maintenance parts and supplies in 2021</i>
22	6102	Maintenance Parts & Supplies	-	-	-	-	1,500	1,500	n/a	new line 2022
23	6103	Roof and Gutter Maintenance & Repair	850	448	350	798	1,200	350	41%	<i>was Gutters Cleaning. 2022:includes roof maintenance & repairs</i>
24	6104	Chimney Sweep	900	-	-	-	900	-	0%	
25	6105	Snow Removal: Roof and Deck	10,000	9,835	3,500	13,335	14,000	4,000	40%	includes deck snow removal starting in 2021
26		Exterior Maintenance Total	21,694	16,002	6,255	22,257	25,600	3,906	18%	
27		Interior								<i>was Building Repairs</i>
28	6120	Interior General Repairs & Maintenance	6,666	2,711	903	3,614	6,500	(166)	-2%	<i>was Interior Misc Repairs and Misc. building repairs; split \$3k each to exterior and interior repairs & maint</i>
29	6121	Plumbing Repairs and Drain Cleaning	5,000	266	1,200	1,466	4,000	(1,000)	-20%	<i>was plumbing repairs</i>
30	6122	Elevator Scavenger Pump	3,815	1,908	-	1,908	-	(3,815)	-100%	deposit (50%) paid in 2020, completed 2021
31	6123	Elevator Parts	8,000	8,490	-	8,490	-	(8,000)	-100%	
32	6124	Elevator Maintenance	5,444	3,933	2,539	6,472	5,231	(213)	-4%	Thyssenkrupp Elevator Maintenance Contract paid bi-annually \$4,982 + annual test in Nov. 2022: 5% over 2021 actual. Includes telephone line in 2021. 5-year test due in 2024.
33		Elevator Repairs	-	-	-	-	1,500	1,500	n/a	new line 2022
34	6125	Mechanical Repairs and Maintenance	1,400	-	-	-	3,500	2,100	150%	<i>was Boiler R & M</i>
35	6126	Fire Alarm System	5,400	1,544	895	2,439	3,100	(2,300)	-43%	includes telephone in 2021. Peak Alarm \$600 annually for monitoring + \$650 T & I with Superior. Scheduled for Nov 10, 2021.
36	6127	Garage Cleaning	-	2,146	715	2,861	3,000	3,000	n/a	<i>was Garage/HOA Cleaning floor scrapping, mud, sweeper. Over and above regular janitorial</i>
37	6130	Janitorial Supplies (40%)	-	156	100	256	350	350	n/a	
38		Fire Suppression	-	-	1,200	1,200	1,950			Summit: annual test (\$1,200 est.), repairs (\$500) and extinguishers (\$250). New line
39		Interior Maintenance Total	35,725	21,154	7,552	28,706	27,181	(8,544)	-24%	
40		Maintenance Total	57,419	37,156	13,807	50,962	52,781	(4,638)	-8%	2021 budget miscalculated, didn't include elevator scavenger pump
41		Utilities								<i>was HOA Shared Costs</i>
42	6140	Trash and Recycling Removal 40%	3,500	2,322	852	3,174	3,500	-	0%	Waste Management: 5% rate increase starting Oct 2021 (approx. \$260/mo). trash - m/w/f. recycle - m/th. Crbd - wed
43	6141	Natural Gas 40 %	1,672	1,211	500	1,711	1,754	82	5%	2022: Black Hills Energy 2.5% rate increase, over 2021 actual
44	6142	Electricity 40%	10,371	8,440	2,500	10,940	11,000	629	6%	2022: SMPA - no increase in rate, 2022 based on actual
45		Elevator Telephone	-	-	-	-	588	588	n/a	<i>approx. \$49/mo. New in 2022</i>
46		Alarm Telephone	-	-	-	-	1,164	1,164	n/a	<i>approx. \$97/mo. New in 2022</i>
47		Utilities Total	15,543	11,973	3,852	15,825	18,006	2,463	16%	

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48		Professional, Administration, Insurance								<i>was General Expenses and Professional</i>
49	6150	Accounting & Administration	12,755	12,060	3,624	15,684	15,221	2,466	19%	<i>was Accounting 2022: 5% monthly fee increase</i>
50	6151	Facilities Management	15,275	11,430	3,810	15,240	16,002	727	5%	<i>was Management Fees 2022: 5% monthly fee increase</i>
51	6152	Janitorial (40%)	5,320	3,418	1,062	4,480	4,460	(860)	-16%	<i>2022: includes 5% monthly fee increase</i>
52	6153	BMCG Shared Garage Assessment	4,826	3,620	1,207	4,826	5,068	241	5%	<i>was garage assessment Blue Mesa Garage Common Area 2022 allows for 5% increase</i>
53	6154	Checks and Teleconference	175	545	85	630	250	75	43%	<i>was Postage/Admin Supplies</i>
54	6155	HOA Insurance	14,119	8,384	5,500	13,884	14,578	459	3%	<i>Nov. 20 Renewal; 2022 allows for 5% rate increase</i>
55	6156	Supplemental Admin & Acctg	1,741	1,609	-	1,609	1,500	(241)	-14%	<i>was Misc Administration 2021: newly recorded gov docs, document disclosure requests</i>
56	6157	Legal	-	2,710	-	2,710	2,000	2,000	n/a	
57	6158	Tax Return Preparation	-	670	-	670	680	680	n/a	
58		Reserve Fund Study	-	-	-	-	4,000	4,000	n/a	<i>Aug 2021 bid \$3,400 Advanced Reserve Solutions</i>
59		Professional Fees Total	54,211	44,445	15,288	59,733	63,758	9,547	18%	
60		Common Interest Expenses Total	127,173	93,573	32,947	126,520	134,546	7,372	6%	<i>all units, split on square foot allocation</i>
61		RESIDENTIAL EXPENSES								<i>residential units only, split by square footage allocation</i>
62	6801	Ski Locker	500	-	-	-	500	-	0%	
63	6802	Deck Drain Cleaning	1,200	232	750	-	1,200	-	0%	
64	6803	Cable TV/Internet	18,800	15,407	4,699	20,105	-	(18,800)	-100%	<i>2021 includes Dec 2021 expense. TMV - no bulk pricing for updated services for cable and internet. Prices are increasing and each unit is billed separately. 2022: unit expense and remove from HOA budget per owner direction.</i>
65	6804	Electricity 60%	15,555	12,660	4,450	17,110	17,200	1,645	11%	<i>2022: SMPA - no increase in rate, 2022 based on actual</i>
66	6805	Natural Gas 60 %	2,600	1,872	780	2,652	2,785	185	7%	<i>2022: Black Hills Energy 2.5% rate increase, over 2021 actual</i>
67	6806	Trash and Recycling Removal 60%	5,630	3,482	366	3,848	4,848	(782)	-14%	<i>Waste Management: 5% rate increase starting Oct 2021 (approx. \$385/mo). trash - m/w/f. recycle - m/th. Crbd - wed commercial units have a separate water/sewer account</i>
68	6807	Water/Sewer	14,605	11,728	3,930	15,658	17,292	2,687	18%	<i>2022: TMV - 10% rate increase</i>
69	6808	Residential Laundry Maintenance	4,000	3,902	350	4,252	4,000	-	0%	
70	6809	Residential Janitorial (60%)	5,300	4,779	558	5,337	6,691	1,391	26%	<i>2022: includes 5% monthly fee increase</i>
71	6811	Window Washing	2,200	2,441	1,225	3,666	2,450	250	11%	<i>2021 expenses include a wash from 2020. 2x per year. Commercial performs their own window wash</i>
72	6812	Hallway Carpet Cleaning	-	-	880	880	880	880	n/a	<i>new line in 2021</i>
73	6830	Residential Janitorial Supplies (60%)	-	208	75	283	300	300	n/a	<i>new line in 2022</i>
74		Electrical Project	-	314	-	314	-	-	0%	
75		Residential Laundry Improvements	-	-	-	-	-	-	0%	<i>re-paint, machines, flooring, and drain and pan improvements</i>
76		Residential Expenses Total	70,390	57,025	18,063	75,088	58,146	(12,244)	-17%	
77		Total Operating Expenses	197,563	150,599	51,009	201,608	192,691	(4,872)	-2%	<i>C71 variance from 2021 Budget = \$3,815 not included in total</i>
78		RESERVE FUNDING EXPENSES								
79		Reserve Fund Expenses								
80		Capital Reserve Funding	60,000	45,000	15,000	60,000	60,000	-	0%	
81		Capital Reserve Interest Funding	-	4	-	4	-	-	0%	
82		Total	60,000	45,004	15,000	60,004	60,000	-	0%	
83		TOTAL EXPENSES	257,563	195,603	66,009	261,612	252,691	(4,872)	-2%	
84		TOTAL OVERAGE/SHORTFALL	(3,815)	(5,286)	2,126	(3,160)	15,402			
85										
86		STARTING RETAINED EARNINGS				(12,242)	(15,402)			
87		TOTAL OPERATING OVERAGE/SHORTFALL	(3,815)	(5,286)	2,126	(3,160)	15,402			
88		ENDING RETAINED EARNINGS	(3,815)			(15,402)	(0)			

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1										
89										
90										
91		CAPITAL RESERVE FUND	2021 Budget	Actual thru Sep. 2021	Estimated Actual Oct - Dec 2021	2021 Projected	2022 Budget			funded by all units, same as CI assessment, based on square footage allocation for major repairs and improvements
92		Beginning Balance	-	41,498	86,501	41,498	101,501			
93		DEPOSITS								
94		Budgeted Funding	-	45,000	15,000	60,000	60,000			
95		Interest	-	4	-	4	-			
96		Total Income	-	45,004	15,000	60,004	60,000			
97		WITHDRAWALS								
98			-	-	-	-	-			
99		Total Expenses	-	-	-	-	-			
100		OVERAGE/SHORTFALL	-	45,004	15,000	60,004	60,000			
101		Ending Balance	-	86,501	101,501	101,501	161,501			
102										
103		HALLWAY RENOVATION FUNDS ♦ RESIDENTIAL ONLY								These funds are currently held in operating, earmarked on the balance sheet.
104		Balance	-	11,057	-	11,057	11,057			
105		Please note that the comments are for internal planning purposes only and are not binding or intended to be relied upon by owners or purchasers of units.								
106										