

Riverside II 37-48
 DRAFT 02-07-14
 Joe Ingram

Target Year	Budget									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	Projections
Number of homes	12	12	12	12	12	12	12	12	12	12
Reserve Balance - Beginning Year	42,806	51,877	51,777	21,602	9,602	18,610	28,610	38,610	31,406	
Total Regime Income										
1st Qtr	14,399	13,016	13,823	13,810	13,087	13,609	13,518	14,607	14,002	
2nd Qtr	14,399	13,016	13,823	13,810	13,087	13,609	13,518	14,607	14,002	
3rd Qtr	14,399	13,016	13,823	13,810	13,087	13,609	13,518	14,607	14,002	
4th Qtr	14,399	13,016	13,823	13,810	13,087	13,609	13,518	14,607	14,002	
Total Income	57,596	52,063	55,294	55,239	52,346	54,436	54,071	58,430	56,009	
Available from Reserves	42,806	51,877	51,777	21,602	9,602	18,610	28,610	38,610	31,406	
Other Income										
Total Funds available for Target Year	100,402	103,940	107,071	76,842	61,949	73,046	82,681	97,040	87,415	
Total Regime Expenses										
SNHA Regime Basic Service Fee	4,440	4,484	4,529	4,575	4,620	4,666	4,713	4,760	4,808	
Planning	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	
Accounting	660	667	673	680	687	694	701	708	715	
Insurance (Annual Increase 2%)	4,896	4,994	5,094	5,196	5,300	5,406	5,514	5,624	5,736	
Regime Property Services Contract (SNMCO)	14,258	14,686	15,126	15,580	16,047	16,529	17,025	17,535	18,061	
Improvements	0	0	0	0	0	0	0	0	0	
Routine Common Property Maintenance	7,054	8,308	7,382	8,678	7,727	9,066	8,090	9,473	8,472	
Projects-Target Year from Reserves	8,680	10,100	40,175	22,000	992	0	0	17,204	0	
Snow removal roofs	4,636	4,683	4,730	4,777	4,825	4,873	4,922	4,971	5,021	
SNHA Project Management	2,444	2,771	6,274	4,255	1,625	1,673	1,561	3,798	1,619	
LP Gas Program Fee	456	461	465	470	475	479	484	489	494	
Other Expense										
Total Expense	48,525	52,163	85,469	67,239	43,338	44,436	44,071	65,634	46,009	
Reserve Fund Contribution	9,071	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Projected Year End Fund Balance	51,877	51,777	21,602	9,602	18,610	28,610	38,610	31,406	41,406	
SNHA fees included in above calculations										
SNHA Basic Service Fee/Home	370	374	377	381	385	389	393	397	401	
LP Gas Service Fee/Home	38	38	39	39	40	40	40	41	41	
Planning Fee/Regime	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	
Accounting Fee/Home	55	56	56	57	57	58	58	59	60	
Anticipated Increase 1% on above SNHA fees										

RS 37-48 2014 Assessments

Assess monthly Feb - Dec

	Total	11 months @ rounded up		
RS 37	0.079073	4,570.19	415.47	416.00
RS 38	0.087061	4,986.83	453.35	454.00
RS 39	0.087061	4,986.83	453.35	454.00
RS 40	0.079073	4,570.19	415.47	416.00
RS 41	0.083866	4,820.18	438.20	439.00
RS 42	0.083866	4,820.18	438.20	439.00
RS 43	0.079073	4,570.19	415.47	416.00
RS 44	0.083866	4,820.18	438.20	439.00
RS 45	0.083866	4,820.18	438.20	439.00
RS 46	0.079073	4,570.19	415.47	416.00
RS 47	0.087061	4,986.83	453.35	454.00
RS 48	0.087061	4,986.83	453.35	454.00
	1	57,508.78	5,228.07	5,236.00
				57,596.00

	1	2	6	7	8	9	10	11
1	Riverside 37-48 Project Summary							
2	Last Update 02-07-14							
3	Joe Ingram							
4	Target Year for Project	Life	2014	2015	2016	2017	2018	2019
5	Improvements (Need priority list and cost estimates)							
6	AC protection from roof drainage (front side)							
7	Roof and attic heat loss and leaking issues							
8	Hallway heaters							
9	Building sign - new in 2008 @\$5948							
10	Maintenance							
11	Decks - clean and stain Full service every other year - Clean and touch up in between	1	3,278	4,420	3,377	4,552	3,478	4,689
12	Routine Maintenance - Spring and Fall painting, dryer vent clean and service, trash closet clean and paint, door closer service adjustment.	1	3,775	3,889	4,005	4,125	4,249	4,377
13	Reserve Funded							
14	Gutters - Front side	15			2,175			
15	Siding and Trim - Repair/replace	6		2,360				
16	Exterior - Restain all exterior wood surfaces	6		3,540				
17	Dryer and Bath vents - replace							
18	Carpet	8	8,680					
19	Repair/Replace Trash closet doors as needed	8					992	
20	Gable west end of building - renovation	30				22,000		
21	Entry doors - replace	12		4,200				
22	Interior Hallway Common Doors and Glass windows-replace per Fire Marshall	15						
23	Roof shingles - install new shingles	20	-		38,000			
24	SNMCO Regime Property maintenance contract		14,258	14,686	15,126	15,580	16,047	16,529
25	Improvements Total		-	-	-	-	-	-
26	Maintenance Total		7,054	8,308	7,382	8,678	7,727	9,066
27	Reserve Funded Projects		8,680	10,100	40,175	22,000	992	-
28	Snow removal from roofs and decks - 5 Yr average		4,636	4,683	4,730	4,777	4,825	4,873
29	Total		34,628	37,777	67,413	51,035	29,591	30,467

	1	2	12	13	14
1	Riverside 37-48 Project Summary				
2	Last Update 02-07-14				
3	Joe Ingram				
4	Target Year for Project	Life	2020	2021	2022
5	Improvements (Need priority list and cost estimates)				
6	AC protection from roof drainage (front side)				
7	Roof and attic heat loss and leaking issues				
8	Hallway heaters				
9	Building sign - new in 2008 @\$5948				
10	Maintenance				
11	Decks - clean and stain Full service every other year - Clean and touch up in between	1	3,582	4,830	3,690
12	Routine Maintenance - Spring and Fall painting, dryer vent clean and service, trash closet clean and paint, door closer service adjustment.	1	4,508	4,643	4,783
13	Reserve Funded				
14	Gutters - Front side	15			
15	Siding and Trim - Repair/replace	6		2,785	
16	Exterior - Restain all exterior wood surfaces	6		4,177	
17	Dryer and Bath vents - replace				
18	Carpet	8		10,242	
19	Repair/Replace Trash closet doors as needed	8			
20	Gable west end of building - renovation	30			
21	Entry doors - replace	12			
22	Interior Hallway Common Doors and Glass windows-replace per Fire Marshall	15			
23	Roof shingles - install new shingles	20			
24	SNMCO Regime Property maintenance contract		17,025	17,535	18,061
25	Improvements Total		-	-	-
26	Maintenance Total		8,090	9,473	8,472
27	Reserve Funded Projects		-	17,204	-
28	Snow removal from roofs and decks - 5 Yr average		4,922	4,971	5,021
29	Total		30,037	49,183	31,554