

Slopeside - Budget Projections
 Updated 02/13/13
 Joe Ingram

Target Year	Actual											
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Number of homes	18	18	18	18	18	18	18	18	18	18	18	
Reserve Balance - Beginning Year	45,188	33,701	42,786	63,186	87,786	97,806	23,486	25,526	49,526	56,885	67,919	
Regime Income												
1st Qtr		19,949	20,137	20,430	20,676	20,948	21,165	21,340	21,560	21,797	21,970	
2nd Qtr	34,254	19,949	20,137	20,430	20,676	20,948	21,165	21,340	21,560	21,797	21,970	
3rd Qtr		19,949	20,137	20,430	20,676	20,948	21,165	21,340	21,560	21,797	21,970	
4th Qtr		19,949	20,137	20,430	20,676	20,948	21,165	21,340	21,560	21,797	21,970	
Other Income	8,893											
Total Income	43,147	79,795	80,550	81,721	82,703	83,792	84,660	85,361	86,238	87,189	87,881	
Available from Reserves	45,188	33,701	42,786	63,186	87,786	97,806	23,486	25,526	49,526	56,885	67,919	
Total Funds available	88,335	113,496	123,336	144,907	170,489	181,598	108,146	110,887	135,764	144,074	155,800	
Regime Expenses												
SNHA Regime Basic Service Fee	6,300	6,480	6,545	6,610	6,676	6,743	6,811	6,879	6,947	7,017	7,087	
Planning	950	960	969	979	989	998	1,008	1,019	1,029	1,039	1,049	
Accounting	900	918	927	936	946	955	965	974	984	994	1,004	
Insurance (Annual Increase 2%)	8,790	8,966	9,145	9,328	9,515	9,705	9,899	10,097	10,299	10,505	10,715	
Regime Property Services Contract (SNMCO)	19,924	20,172	20,374	20,577	20,783	20,991	21,201	21,413	21,627	21,843	22,062	
Improvements	0	0	0	0	0	0	0	0	0	0	0	
Routine Common Property Maintenance	5,039	8,581	8,838	9,104	9,377	9,658	9,948	10,246	10,554	10,870	11,196	
Projects-Target Year from Reserves	0	13,915	3,600	0	12,980	88,320	19,960	0	14,641	11,186	59,016	
Snow removal roofs	0	6,592	6,790	6,993	7,203	7,419	7,642	7,871	8,107	8,351	8,601	
SNHA Project Management	2,299	3,491	2,307	1,932	3,547	12,648	4,506	2,174	3,996	3,649	9,458	
LP Gas Service Program - Use metered and charged by home	10,432	636	654	661	668	674	681	688	695	702	709	
Total Expense	54,634	70,710	60,150	57,121	72,683	158,112	82,620	61,361	78,879	76,155	130,897	
Reserve Fund Contribution	0	23,000	24,000	24,600	23,000	14,000	22,000	24,000	22,000	22,220	16,000	
Projected Year End Fund Balance	33,701	42,786	63,186	87,786	97,806	23,486	25,526	49,526	56,885	67,919	24,903	
SNHA fees included in above calculations												
SNHA Basic Service Fee/Home	350	360	364	367	371	375	378	382	386	390	394	
LP Gas Service Fee/Home	35	36	36	37	37	37	38	38	39	39	39	
Planning Fee/Regime	950	960	969	979	989	998	1,008	1,019	1,029	1,039	1,049	
Accounting Fee/Home	50	51	52	52	53	53	54	54	55	55	56	
Anticipated Rate of Increase 1% on above SNHA fees												
Approx Annual Assessments by Home Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
3 Bedroom												
0.055			1%	1%	1%	1%	1%	1%	1%	1%	1%	
Total	1,838	4,429	4,471	4,536	4,590	4,650	4,698	4,737	4,786	4,839	4,877	
1st	460	1,107	1,118	1,134	1,148	1,163	1,175	1,184	1,197	1,210	1,219	
2nd	460	1,107	1,118	1,134	1,148	1,163	1,175	1,184	1,197	1,210	1,219	
3rd	460	1,107	1,118	1,134	1,148	1,163	1,175	1,184	1,197	1,210	1,219	
4th	460	1,107	1,118	1,134	1,148	1,163	1,175	1,184	1,197	1,210	1,219	
Increase over prior year		141%	1%	1%	1%	1%	1%	1%	1%	1%	1%	
Pay to SNMCo	1,107	1,121	1,132	1,143	1,155	1,166	1,178	1,190	1,202	1,214	1,226	
Pay to SNHA	581	658	597	581	675	1186	738	614	720	705	1033	
Pay to others	151	1,372	1,408	1,445	1,482	1,521	1,560	1,601	1,643	1,685	1,730	
Reserve contribution	0	1,278	1,333	1,367	1,278	778	1,222	1,333	1,222	1,234	889	
Monthly		369	373	378	383	388	392	395	399	403	406	

Slopeside Project Summary

Last Update 02-12/13

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	Target Year for projects	2013	2014	2015	2016	2017	2018
Improvements	Life						
None scheduled at the above date							
Maintenance (Annual increase @3%)							
Routine Maintenance - Spring and Fall	1	4,326	4,456	4,589	4,727	4,869	5,015
Exterior Siding Repair/Replacement	1	618	637	656	675	696	716
Dryer vents - Clean and inspect		1,319	1,359	1,399	1,441	1,485	1,529
Deck areas - Power wash, restrain rails, trim, etc.	1	2,318	2,388	2,459	2,533	2,609	2,687
Landscaping	1	361	372	383	394	406	418
Reserve Funded Projects (Annual increase @3%)							
Handrails - Repair/replace for hallway stairs	20					8,320	
Hallway lights - Replace	15						
Building Sign (installed 2001) - repair/replace	15		3,600				
Entrance areas - Consider pave with stone pavers or asph	8						
Roof - replace shingles and metal ice band (1997)	20					78,000	
Carpet - replace entrance area	7	1,815					
Carpet and stair treads hallway - replace	7	12,100					
Wireless Internet Infrstructure - Upgrade	5					2,000	
Fire Alarm - Central Building Panel and system upgrade (replaced in 2003 @ \$26,000)	20						
Entrance Doors - Replace	18						19,960
Exterior Common Surfaces - restrain all wood surfaces	6				12,980		
Regime Property Services SNMCO (Increase @1%)		20,172	20,374	20,577	20,783	20,991	21,201
Improvements Total		-	-	-	-	-	-
Maintenance Total		8,581	8,838	9,104	9,377	9,658	9,948
Reserve Funded Projects Total		13,915	3,600	-	12,980	88,320	19,960
Snow removal - roofs		6,592	6,790	6,993	7,203	7,419	7,642
Total		49,260	39,602	36,674	50,343	126,388	58,751

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	Target Year for projects	2019	2020	2021	2022
Improvements					
None scheduled at the above date					
Maintenance (Annual increase @3%)					
Routine Maintenance - Spring and Fall		5,165	5,320	5,480	5,644
Exterior Siding Repair/Replacement		738	760	783	806
Dryer vents - Clean and inspect		1,575	1,622	1,671	1,721
Deck areas - Power wash, restrain rails, trim, etc.		2,768	2,851	2,936	3,024
Landscaping		431	444	457	471
Reserve Funded Projects (Annual increase @3%)					
Handrails - Repair/replace for hallway stairs					
Hallway lights - Replace				8,990	
Building Sign (installed 2001) - repair/replace					
Entrance areas - Consider pave with stone pavers or asph					
Roof - replace shingles and metal ice band (1997)					
Carpet - replace entrance area				2,196	
Carpet and stair treads hallway - replace			14,641		
Wireless Internet Infrstructure - Upgrade					2,100
Fire Alarm - Central Building Panel and system upgrade (replaced in 2003 @ \$26,000					41,600
Entrance Doors - Replace					
Exterior Common Surfaces - restrain all wood surfaces					15,316
Regime Property Services SNMCO (Increase @1%)		21,413	21,627	21,843	22,062
Improvements Total		-	-	-	41,600
Maintenance Total		10,246	10,554	10,870	11,196
Reserve Funded Projects Total		-	14,641	11,186	59,016
Snow removal - roofs		7,871	8,107	8,351	8,601
Total		39,530	54,929	52,250	142,476