

Slopeside - Budget and Projections
Updated 01-31-17

Joe Ingram	Actual	Proposed	Projections					
			2016	2017	2018	2019	2020	2021
Target Year								
Number of homes	18	18	18	18	18	18	18	18
Income/assessments rate of increase	-	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Regime Income								
1st	20,039	20,640	21,259	21,897	22,554	23,230	23,927	
2nd	20,039	20,640	21,259	21,897	22,554	23,230	23,927	
3rd	20,039	20,640	21,259	21,897	22,554	23,230	23,927	
4th	20,039	20,640	21,259	21,897	22,554	23,230	23,927	
Other Income	203							
LP Gas as used by homes	5,375							
Total Income	85,733	82,559	85,036	87,587	90,215	92,921	95,709	
Regime Expenses								
SNHA Regime Basic Service Fee	7,290	7,740	7,817	7,896	7,975	8,054	8,135	
Planning	1,000	1,000	1,010	1,020	1,030	1,041	1,051	
Accounting	990	990	1,000	1,010	1,020	1,030	1,040	
Insurance (Annual Increase 2%)	14,523	14,813	15,110	15,412	15,720	16,035	16,355	
Regime Property Services Contract (SNMCO)	20,412	20,991	21,201	21,413	21,627	21,843	22,062	
Improvements	-	-	-	-	-	-	-	
Routine Common Property Maintenance	7,477	10,064	10,366	10,677	10,998	11,327	11,667	
Snow removal roofs	-	7,687	7,918	8,155	8,400	8,652	8,912	
Project Management - routine by SNHA	897	2,130	2,194	2,260	2,328	2,398	2,469	
LP Gas Service Program Fee - Use metered and charged to homes	684	691	698	705	712	719	726	
Other expense	5,739							
Total Expense	59,012	66,107	67,314	68,548	69,809	71,099	72,418	
Reserve Balance - Beginning Year								
Reserve Fund Contribution	26,720	16,452	17,722	19,039	20,405	21,822	23,291	
Projects-Target Year from Reserves	-	69,215	23,657	-	-	8,990	61,057	
Projected Year End Fund Balance	70,002	17,239	11,304	30,344	50,749	63,581	25,815	
SNHA fees included in above calculations								
SNHA Basic Service Fee/Home	405	430	434	439	443	447	452	
LP Gas Service Fee/Home	38	38	39	39	40	40	40	
Planning Fee/Regime	1,000	1,000	1,010	1,020	1,030	1,041	1,051	
Accounting Fee/Home	55	55	56	56	57	57	58	
Anticipated Rate of Increase 1% on above SNHA fees								

Approx Annual Assessments by Home Type	2016	2017	2018	2019	2020	2021	2022
3 Bedroom							
0.055							
Total	4,758	4,584	4,721	4,861	5,006	5,156	5,309
1st	1,189	1,146	1,180	1,215	1,252	1,289	1,327
2nd	1,189	1,146	1,180	1,215	1,252	1,289	1,327
3rd	1,189	1,146	1,180	1,215	1,252	1,289	1,327
4th	1,189	1,146	1,180	1,215	1,252	1,289	1,327
Increase over prior year	7%	-4%	3%	3%	3%	3%	3%
Pay to SNMCo	1,134	1,166	1,178	1,190	1,202	1,214	1,226
Pay to SNHA	565	659	668	677	686	696	705
Pay to others	1,574	1,845	1,890	1,937	1,985	2,034	2,085
Reserve contribution	1,484	914	985	1,058	1,134	1,212	1,294
Estimated annual assessment/home	4453	4587	4724	4866	5012	5162	5317
each home varies + or - \$200 due to variations in % undivided ownership							

Slopeside Project Summary

Last Update 01-31-15

Joe Ingram

Target Year for projects	Life	Projections						Projections		
		2016	2017	2018	2019	2020	2021	2022	2016-2022 Total	Average Reserves per Year to collect
Improvements										
None scheduled at the above date										
Maintenance (Annual increase @3%)										
Routine Maintenance - Spring and Fall	1	4,727	4,869	5,015	5,165	5,320	5,480	5,644	36,222	
Exterior Siding Repair/Replacement	1	675	696	716	738	760	783	806	5,175	
Dryer vents - Clean and inspect		1,441	1,485	1,529	1,575	1,622	1,671	1,721	11,044	
Deck areas - Power wash, restrain rails, trim, etc.	1	2,533	2,609	2,687	2,768	2,851	2,936	3,024	19,409	
Landscaping	1	394	406	418	431	444	457	471	3,023	
Reserve Funded Projects (Annual increase @3%)										
Handrails - Repair/replace for hallway stairs	20		8,320						8,320	1,040.00
Hallway lights - Replace	15						8,990		8,990	1,123.75
Building Sign (installed 2001) - repair/replace	15								-	-
Entrance areas - Consider pave with stone pavers or asphalt	8								-	-
Roof (units 31-42) - replaced shingles and metal ice band (2014)	20								-	2,500.00
Roof (units 25-30) - replace shingles and metal ice band (1997)	20		34,000						34,000	1,700.00
Carpet - replace entrance area	7		1,815						1,815	226.88
Carpet and stair treads hallway - replace	7		12,100						12,100	1,512.50
Wireless Internet Infrastructure - Upgrade	5			3,697				4,141	7,838	979.74
Fire Alarm - Central Building Panel and system upgrade (replaced in 2003 @ \$26,000)	20							41,600	41,600	5,200.00
Entrance Doors - Replace	18			19,960					19,960	2,495.00
Exterior Common Surfaces - restrain all wood surfaces	6		12,980					15,316	28,296	3,537.05
Regime Property Services by SNMCO (Increase @1%)		20,783	20,991	21,201	21,413	21,627	21,843	22,062	149,921	21,417.22
Improvements Total		-	-	-	-	-	-	-	-	-
Maintenance Total		9,771	10,064	10,366	10,677	10,998	11,327	11,667	74,871	10,695.88
Reserve Funded Projects Total		-	69,215	23,657	-	-	8,990	61,057	162,919	23,274.18
Snow removal - roofs		7,463	7,687	7,918	8,155	8,400	8,652	8,912	57,188	8,169.75
Total		38,018	107,958	63,142	40,246	41,025	50,813	103,698	444,899	63,557.04

20,314.91