

Villmarksauna
Updated 12-1-15
Joe Ingram

	Projected Year end	Budget											
Target Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Number of homes	24	24	24	24	24	24	24	24	24	24	24	24	24
Rate of increase		2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Total Regime Income													
1st Qtr	15,936	16,255	16,742	17,245	17,762	18,295	18,844	19,409	19,991	20,591	21,209	21,845	
2nd Qtr	15,936	16,255	16,742	17,245	17,762	18,295	18,844	19,409	19,991	20,591	21,209	21,845	
3rd Qtr	15,936	16,255	16,742	17,245	17,762	18,295	18,844	19,409	19,991	20,591	21,209	21,845	
4th Qtr	15,936	16,255	16,742	17,245	17,762	18,295	18,844	19,409	19,991	20,591	21,209	21,845	
Total Assessments	63,744	65,019	66,969	68,979	71,048	73,179	75,375	77,636	79,965	82,364	84,835	87,380	
Other Income	6,820												
Total Income	70,564	65,019	66,969	68,979	71,048	73,179	75,375	77,636	79,965	82,364	84,835	87,380	
Total Regime Expenses													
SNHA Regime Basic Service Fee	9,120	9,720	9,817	9,915	10,015	10,115	10,216	10,318	10,421	10,525	10,631	10,737	
Planning	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105	
Accounting	1,320	1,320	1,333	1,347	1,360	1,374	1,387	1,401	1,415	1,429	1,444	1,458	
Insurance (Annual Increase 2%)	18,078	18,440	18,808	19,185	19,568	19,960	20,359	20,766	21,181	21,605	22,037	22,478	
Regime Property Services Contract (SNMCO)	-	-	-	-	-	-	-	-	-	-	-	-	
Improvements	-	-	-	-	-	-	-	-	-	-	-	-	
Routine Common Property Maintenance	10,680	10,107	10,410	10,723	11,044	11,376	11,717	12,068	12,430	12,803	13,187	13,583	
Snow removal roofs	-	4,666	4,806	4,950	5,098	5,251	5,409	5,571	5,738	5,911	6,088	6,270	
SNHA Project Management	1,596	1,773	1,826	1,881	1,937	1,995	2,055	2,117	2,180	2,246	2,313	2,382	
LP Gas Program Fee(rate of Increase 2%)	6,964	912	921	930	940	949	959	968	978	988	997	1,007	
Total Expense	48,758	47,937	48,932	49,950	50,993	52,060	53,152	54,271	55,417	56,590	57,791	59,021	
Reserve Balance - Beginning Year	46,198	57,674	41,673	50,459	58,167	75,974	96,163	72,444	56,759	6,908	19,227	45,193	
Projects-Target Year from Reserves	9,223	29,538	8,260	10,108	2,007	831	41,019	34,866	66,428	12,013	963	56,992	
Project management	1,107	3,545	991	1,213	241	100	4,922	4,184	7,971	1,442	116	6,839	
Reserve Fund Contribution	21,806	17,082	18,038	19,028	20,055	21,120	22,222	23,365	24,548	25,774	27,044	28,359	
Projected Year End Fund Balance	57,674	41,673	50,459	58,167	75,974	96,163	72,444	56,759	6,908	19,227	45,193	9,720	
SNHA fees included in above calculations													
SNHA Basic Service Fee/Home	380	405	409	413	417	421	426	430	434	439	443	447	
LP Gas Service Fee/Home	38	38	38	39	39	40	40	40	41	41	42	42	
Planning Fee/Regime	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105	
Accounting Fee/Home	55	55	56	56	57	57	58	58	59	60	60	61	
Rate of Increase 1% on above SNHA fees													
Approx Annual Assessments by Home	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Average
Estimated by home - Actual depends on % UDI													
0.041666667													
Total	2656	2709	2790	2874	2960	3049	3141	3235	3332	3432	3535	3641	3113
1st	664	677	698	719	740	762	785	809	833	858	884	910	
2nd	664	677	698	719	740	762	785	809	833	858	884	910	
3rd	664	677	698	719	740	762	785	809	833	858	884	910	
4th	664	677	698	719	740	762	785	809	833	858	884	910	

Villmarksauna Project Summary								
Last Update 12-1-15 by Joe Ingram								
Target Year for Project	Projections							
	2016	2017	2018	2019	2020	2021	2022	2023
Improvements								
None Planned at this time								
Maintenance								
Trees and Shrubs - Routine care - remove, trim, and/or prune	294	303	312	321	331	341	351	361
Routine Maintenance - Building and Hallway	4,984	5,133	5,287	5,446	5,609	5,778	5,951	6,129
Dryers and Vents - inspect and clean vents beyond unit boundaries	1,632	1,681	1,731	1,783	1,837	1,892	1,949	2,007
Decks, Sliders - inspect & power wash - touch-up	3,198	3,293	3,392	3,494	3,599	3,707	3,818	3,933
Reserve Funded								
Roof - replace shingles Units 16-24 (5200 sq ft)						30,000		
Roof - replace shingles Units 1 - 15 (8500 sq ft)								
Decks - restrain completely			9,324			10,163		
Exterior Surfaces - paint & stain	9,440						11,139	
Siding - replace/repair - Need estimates and time line								
Courtyard retaining wall (need plan for replacement/repairs)								
Doors - Common Hallway								
Doors - Common Entry (5 - metal doors, frames, & thresholds)		7,500						
Carpet - Replace hallway carpets	19,360						22,845	
Stair Treads - replace 8-10 annually as needed	738	760	783	807	831	856	882	908
Sign - restore/replace				1,200				4,720
Sauna - Equipment replacement - with modest repairs to woodwork								
Fire Alarm - Central Building Panel and system upgrade								60,800
Improvements Total	-	-	-	-	-	-	-	-
Maintenance Total	10,107	10,410	10,723	11,044	11,376	11,717	12,068	12,430
Reserve Total	29,538	8,260	10,108	2,007	831	41,019	34,866	66,428
Snow removal roofs and decks (5 year average)	4,666	4,806	4,950	5,098	5,251	5,409	5,571	5,738
Total	44,311	23,477	25,780	18,150	17,458	58,145	52,505	84,597

Villmarksauna Project Summary				
Last Update 12-1-15 by Joe Ingram				
	Target Year for Project	2024	2025	2026
Improvements				
None Planned at this time				
Maintenance				
Trees and Shrubs - Routine care - remove, trim, and/or prune		372	383	395
Routine Maintenance - Building and Hallway		6,313	6,503	6,698
Dryers and Vents - inspect and clean vents beyond unit boundaries		2,067	2,129	2,193
Decks, Sliders - inspect & power wash - touch-up		4,051	4,172	4,297
Reserve Funded				
Roof - replace shingles Units 16-24 (5200 sq ft)				
Roof - replace shingles Units 1 - 15 (8500 sq ft)				56,000
Decks - restrain completely		11,078		
Exterior Surfaces - paint & stain				
Siding - replace/repair - Need estimates and time line				
Courtyard retaining wall (need plan for replacement/repairs)				
Doors - Common Hallway				
Doors - Common Entry (5 - metal doors, frames, & thresholds)				
Carpet - Replace hallway carpets				
Stair Treads - replace 8-10 annually as needed		935	963	992
Sign - restore/replace				
Sauna - Equipment replacement - with modest repairs to woodwork				
Fire Alarm - Central Building Panel and system upgrade				
Improvements Total		-	-	-
Maintenance Total		12,803	13,187	13,583
Reserve Total		12,013	963	56,992
Snow removal roofs and decks (5 year average)		5,911	6,088	6,270
Total		30,727	20,239	76,846
		Total Reserve Projects		272,993
		Annualized contribution		22,749