

Liftside - Budget Projections
 Summary - Format Updated 05-31-2012
 Data updated 11-18-19
 Joe Ingram

The budget projections for 2021 and forward are under review.
 The Directors will adopt and the homeowners ratify the budget for 2019 in November - December

	Projected to End of Year at 11-18-19	11-19-19 Draft Budget	Projections							
Target Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Number of homes	60	60	60	60	60	60	60	60	60	60
rate of increase for Regular Assessment	0.045	0.045	0.045	0.045	0.045	0.02	0.02	0.02	0.02	0.02
Regular Assessment Income	176,660	184,610	192,917	201,598	210,670	214,884	219,181	223,565	228,036	232,597
1st Qtr	105,996	110,766	115,750	120,959	126,402	128,930	131,509	134,139	136,822	139,558
2nd Qtr										
3rd Qtr	70,664	73,844	77,167	80,639	84,268	85,953	87,673	89,426	91,215	93,039
4th Qtr										
Other Income										
Special Assessment	30,000	45,000								
Total Income	206,660	229,610	192,917	201,598	210,670	214,884	219,181	223,565	228,036	232,597
Regime Expenses										
SNHA Services Fee	28,800	30,300	30,603	30,909	31,218	31,530	31,846	32,164	32,486	32,811
Planning	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094
Accounting	3,300	3,333	3,366	3,400	3,434	3,468	3,503	3,538	3,573	3,609
Other Adm-meetings	1,311	1,350	1,391	1,433	1,476	1,520	1,565	1,612	1,661	1,711
Insurance (Annual Increase)	23,868	24,345	24,832	25,329	25,835	26,352	26,879	27,417	27,965	28,524
LS Property Services Contract with (SNMCO)	72,332	73,055	73,786	74,524	75,269	76,022	76,782	77,550	78,325	79,109
Routine Common Property Maintenance	12,932	16,608	14,823	17,459	15,608	18,239	16,439	19,182	17,195	20,176
Snow removal roofs - 5 year average	3,126	3,220	3,316	3,416	3,518	3,624	3,733	3,845	3,960	4,079
SNHA Project Management - Routine	1,927	2,379	2,177	2,505	2,295	2,624	2,421	2,763	2,539	2,911
Other										
Total Expense	148,596	155,601	155,314	160,004	159,695	164,430	164,229	169,143	168,787	174,022
Net Income to Expense - To Reserve	58,064	74,008	37,603	41,594	50,975	50,454	54,953	54,423	59,249	58,575
Reserve Balance - Beginning Year	34,685	(9,620)	25,188	41,421	72,936	92,626	112,029	60,215	98,550	100,653
Net Income-Expense Contribution to Reserves	58,064	74,008	37,603	41,594	50,975	50,454	54,953	54,423	59,249	58,575
Other income/recovery special assessment										
Expenses - see project summary	91,401	35,000	19,080	9,000	27,933	27,725	95,327	14,364	51,023	-
Hallway and Grounds Projects										
Project Management by SNHA - Major Projects	10,968	4,200	2,290	1,080	3,352	3,327	11,439	1,724	6,123	-
Other Adjustments										
Projected Year End Reserve Fund Balance	(9,620)	25,188	41,421	72,936	92,626	112,029	60,215	98,550	100,653	159,228
SNHA fees included in above calculations										
SNHA Basic Service Fee/Home	480	505	510	515	520	526	531	536	541	547
Planning Fee/Regime by %	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094
Accounting Fee/Home	55	56	56	57	57	58	58	59	60	60
Overall Rate of increase	0.017	0.023	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
Assessments Summary	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Approx Annual Assessments by Home Type	206,660	229,610	192,917	201,598	210,670	214,884	219,181	223,565	228,036	232,597
Studio	2,967	3,291	2,780	2,902	3,029	3,089	3,150	3,212	3,275	3,340
1 Bedroom	3,691	4,104	3,440	3,597	3,760	3,836	3,913	3,992	4,072	4,154
2 Bedroom	4,153	4,622	3,860	4,039	4,226	4,311	4,399	4,488	4,580	4,673
Rate of increase-Regular	0.221	0.111	-0.160	0.045	0.045	0.020	0.020	0.020	0.020	0.020
Actual Dollar Increase from past year										
Studio	526	324	-510	122	127	60	61	62	63	65
1 Bedroom	675	413	-664	156	164	76	77	79	80	82
2 Bedroom	770	469	-762	179	187	86	88	89	91	93

Lifside - Budget Projections
Summary - Format Updated 05-31-2012
Data updated 11-18-19
Joe Ingram

Target Year	2029	2030	2031	2032	2033	2034	2035	2036
Number of homes	60	60	60	60	60	60	60	60
rate of increase for Regular Assessment	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Regular Assessment Income	237,249	241,994	246,834	251,771	256,806	261,942	267,181	272,525
1st Qtr	142,349	145,196	148,100	151,062	154,084	157,165	160,309	163,515
2nd Qtr								
3rd Qtr	94,900	96,798	98,734	100,708	102,722	104,777	106,872	109,010
4th Qtr								
Other Income								
Special Assessment								
Total Income	237,249	241,994	246,834	251,771	256,806	261,942	267,181	272,525
Regime Expenses								
SNHA Services Fee	33,139	33,470	33,805	34,143	34,484	34,829	35,177	35,529
Planning	1,105	1,116	1,127	1,138	1,149	1,161	1,173	1,184
Accounting	3,645	3,682	3,719	3,756	3,793	3,831	3,870	3,908
Other Adm-meetings	1,762	1,815	1,869	1,925	1,983	2,042	2,104	2,167
Insurance (Annual Increase)	29,995	29,677	30,270	30,876	31,493	32,123	32,766	33,421
LS Property Services Contract with (SNMCO)	79,900	80,699	81,506	82,321	83,144	83,975	84,815	85,663
Routine Common Property Maintenance	18,119	21,102	19,094	22,205	19,998	23,371	21,084	24,469
Snow removal roofs - 5 year average	4,201	4,327	4,457	4,591	4,728	4,870	5,016	5,167
SNHA Project Management - Routine	2,678	3,051	2,826	3,216	2,967	3,389	3,132	3,556
Other								
Total Expense	173,643	178,938	178,673	184,170	183,741	189,592	189,137	195,065
Net Income to Expense - To Reserve	63,606	63,056	68,161	67,601	73,065	72,350	78,044	77,460
Reserve Balance - Beginning Year	159,228	198,763	166,717	202,559	229,992	256,395	328,745	307,089
Net Income-Expense Contribution to Reserves	63,606	63,056	68,161	67,601	73,065	72,350	78,044	77,460
Other income/recovery special assessment								
Expenses - see project summary	21,492	84,913	28,856	35,864	41,663	-	89,018	80,000
Hallway and Grounds Projects								
Project Management by SNHA - Major Projects	2,579	10,190	3,463	4,304	5,000	-	10,682	9,600
Other Adjustments								
Projected Year End Reserve Fund Balance	198,763	166,717	202,559	229,992	256,395	328,745	307,089	294,949
SNHA fees included in above calculations								
SNHA Basic Service Fee/Home	552	558	563	569	575	580	586	592
Planning Fee/Regime by %	1,105	1,116	1,127	1,138	1,149	1,161	1,173	1,184
Accounting Fee/Home	61	61	62	63	63	64	64	65
Overall Rate of increase	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
Assessments Summary	2029	2030	2031	2032	2033	2034	2035	2036
Approx Annual Assessments by Home Type	237,249	241,994	246,834	251,771	256,806	261,942	267,181	272,525
Studio	3,406	3,473	3,541	3,611	3,682	3,755	3,829	3,904
1 Bedroom	4,238	4,323	4,410	4,499	4,589	4,682	4,776	4,872
2 Bedroom	4,768	4,865	4,963	5,064	5,167	5,272	5,379	5,488
Rate of increase-Regular	0.020	0.020	0.020	0.020	0.020	0.020	0.020	0.020
Actual Dollar Increase from past year								
Studio	66	67	68	70	71	73	74	76
1 Bedroom	84	85	87	89	91	92	94	96
2 Bedroom	95	97	99	101	103	105	107	109

Lifside Project Summary

Note - Project list is under review by Directors - Estimates are subject to change

Joe Ingram

Hallway Renovation Items - Replacement Projections by Becky Tisbert

Inflation rate 2% unless otherwise noted

Items needing research or estimates added are marked with

Last updated 11-18-19				Year End Projected at YTD 11-18-19	Projections													
Lifside Projects	Target Year for Project	Base Year	Life	1st Target Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Improvements																		
Ceilings - 1st and 2nd Floors - Remove texture		2015	6	2021				10,000										
Exterior paved walkways and bike pads - Need Numbers																		
Maintenance - Annual rate of increase for most items =3%																		
Routine Total - includes below items			1	Annual	12,932	16,608	14,823	17,459	15,608	18,239	16,439	19,182	17,195	20,176	18,119	21,102	19,094	22,205
Smugglers Common maintenance In 2019 start review and pay from LS Funds					6,677	6,811	6,947	7,086	7,227	7,372	7,519	7,670	7,823	7,980	8,139	8,302	8,468	8,637
Washer dryer closets and machines - clean common vent shafts & closets every other year			1	Annual	0	2,107	0	2,191	0	2,279	0	2,370	0	2,465	0	2,564	0	2,666
Repairs - common elements			1	Annual	200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,175	4,301	4,430	4,562	4,699
Entry Area Mats - rental and service contract			1	Annual	3,782	3,782	3,782	3,895	3,895	3,895	4,012	4,012	4,012	4,133	4,133	4,133	4,257	4,257
Hallways, Trash closets, entry areas - Repaint as needed			1	Annual	1,650	6,800	7,004	7,214	7,431	7,653	7,883	8,120	8,363	8,614	8,872	9,139	9,413	9,695
Stairway Vinyl Tread Coverings - Replace as needed			1	Annual	623	623	642	661	681	701	722	744	766	789	813	837	862	888
Other			1	Annual														
Reserve Funded Expenses - Annual Rate of increase = 2%																		
Fire Alarm System-Replace and Upgrade Central		2000	20	2020								34,000						
Artwork - hallways		2015	10	2025								7314						
Carpet Hallway - Hallways and landings		2015	8	2023					23,433								27456	
Carpets - Entrance carpets-contract service - see maintenance above		2015	3	2018			0			0			0			0		
Ceilings - 1st,2nd,3rd Floor paint		2015	7	2022				9,000							9000			
Decks - Restain [project every three years] -adj 8-27-09		2013	3	2016			19,080			20,225			21,438			22,725		
Decks - Repair/restore - evaluate real needs and add numbers		2002	20	2022														
Doors - Common Hallway and Utility Closet Doors		2010	20	2030												30000		
Doors Entries - replace		2015	15	2030												20188		
Doors - trash closet		2017	15	2032														9423
Entry areas - Improvements new wood benches		2017	15	2032														
Exterior walkways and parking - grading and drainage		2017	10	2027									15000					
Drainage of roof eaves front sides ??																		
Hallway - Wall trim and baseboard		2015	20	2035														
Handrails - Replace for interior stairways		2015	20	2035														
Heaters - Hallway repair or replace and tie to common T-stat		2015	12	2027									14,585					
Lights Hallway - Interior wall sconce		2015	10	2025							12190							
Lights - Hallway ceiling		2015	10	2025							6095							
Lights exterior wall sconce - Replace		2015	10	2025							4266							
Siding - repairs		2020	10	2030		10,000										12000		
Siding - stain		2009	7	2016	16,260						15800	14364						17741
Roof shingles - entry areas - all entries - Annual rate of increase = 2%		2019	20	2039	6,725													
Roof Shingles units 25-60 - replace - annual rate of increase = 2%		2016	20	2036														
Roof Shingles units 1-24 - replace annual rate of increase = 2%		2001	19	2020	49,410													
Signage - Interior/Exterior		2015	10	2025								1463						
Sign refinish Primary Building ID		2015	8	2023								1400					1400	
SafeLoc Keyless entry - Common area doors (15 doors) hardware		2010	12	2022				4,500										
Ski Locker maintenance		2015	?															
Stairs - repair and retard rusted metal stairs		2019	?	2019	16,052	25,000												
Stairs - Replace (at some point the rust will create a need to replace			?															
Tile - entry areas		2015	10	2025									12799					
Washer-Dryer (replacement as needed)				0	2,954													
Water heaters replace Common area heaters		2005	12	2017											12492			
Wireless Internet infrastructure - need more details regarding future system		2016	8	2024						7500								8700
Regime Property Services by SNMCo					72,332	73,055	73,786	74,524	75,269	76,022	76,782	77,550	78,325	79,109	79,900	80,699	81,506	82,321
Improvements Total					0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Total					12,932	16,608	14,823	17,459	15,608	18,239	16,439	19,182	17,195	20,176	18,119	21,102	19,094	22,205
Snow removal - Roofs (5 year Average)					3,126	3,220	3,316	3,416	3,518	3,624	3,733	3,845	3,960	4,079	4,201	4,327	4,457	4,591
Reserve Funded					91,401	35,000	19,080	9,000	27,933	27,725	95,327	14,364	51,023	0	21,492	84,913	28,856	35,864
Operations					88,390	92,883	91,925	95,398	94,396	97,884	96,953	100,576	99,481	103,363	102,219	106,127	105,057	109,117

Joe - No charge for carpets. Charge for service.

Joe rust repairs and new vinyl treads - 2 runs

Joe Hester Ingram: 3 Runs of stairs - Spring 2020

Joe Hester Ingram: 2 washer dryers

Liftside Project Summary									
Note - Project list is under review by Directors - Estimates are subject to change									
Joe Ingram									
Hallway Renovation Items - Replacement Projections by Becky Tisbert									
Inflation rate 2% unless otherwise noted									
Items needing research or estimates added are marked with									
Last updated 11-18-19									
Liftside Projects	Target Year for Project	Base Year	Life	1st Target Year	2033	2034	2035	2036	
Improvements									
Ceilings - 1st and 2nd Floors - Remove texture		2015	6	2021					
Exterior paved walkways and bike pads - Need Numbers									
Maintenance - Annual rate of increase for most items =3%									
Routine Total - includes below items									
Smugglers Common maintenance In 2019 start review and pay from LS Funds			1	Annual	19,998	23,371	21,084	24,469	
Washer dryer closets and machines - clean common vent shafts & closets every other year			1	Annual	8,810	8,986	9,166	9,349	
Repairs - common elements			1	Annual	0	2,773	0	2,884	
Entry Area Mats - rental and service contract			1	Annual	4,840	4,985	5,135	5,289	
Hallways, Trash closets, entry areas - Repaint as needed			1	Annual	4,257	4,384	4,384	4,384	
Stairway Vinyl Tread Coverings - Replace as needed			1	Annual	9,986	10,286	10,594	10,912	
Other			1	Annual	915	942	971	1,000	
Reserve Funded Expenses - Annual Rate of increase = 2%									
Fire Alarm System-Replace and Upgrade Central		2000	20	2020					
Artwork - hallways		2015	10	2025			8916		
Carpet Hallway - Hallways and landings		2015	8	2023					
Carpets - Entrance carpets-contract service - see maintenance above		2015	3	2018	0				
Ceilings - 1st,2nd,3rd Floor paint		2015	7	2022					
Decks - Restain [project every three years] -adj 8-27-09		2013	3	2016	24,088				
Decks - Repair/restore - evaluate real needs and add numbers		2002	20	2022					
Doors - Common Hallway and Utility Closet Doors		2010	20	2030					
Doors Entries - replace		2015	15	2030					
Doors - trash closet		2017	15	2032					
Entry areas - Improvements new wood benches		2017	15	2032					
Exterior walkways and parking - grading and drainage		2017	10	2027					
Drainage of roof eaves front sides ??									
Hallway - Wall trim and baseboard		2015	20	2035			17831		
Handrails - Replace for interior stairways		2015	20	2035			14859		
Heaters - Hallway repair or replace and tie to common T-stat		2015	12	2027					
Lights Hallway - Interior wall sconce		2015	10	2025			14859		
Lights - Hallway ceiling		2015	10	2025			7430		
Lights exterior wall sconce - Replace		2015	10	2025			5021		
Siding - repairs		2020	10	2030					
Siding - stain		2009	7	2016	16375		0		
Roof shingles - entry areas - all entries - Annual rate of increase = 2%		2019	20	2039					
Roof Shingles units 25-60 - replace - annual rate of increase = 2%		2016	20	2036				80,000	
Roof Shingles units 1-24 - replace annual rate of increase = 2%		2001	19	2020					
Signage - Interior/Exterior		2015	10	2025	1200				
Sign refinish Primary Building ID		2015	8	2023					
SafeLoc Keyless entry - Common area doors (15 doors) hardware		2010	12	2022			4,500		
Ski Locker maintenance		2015	?						
Stairs - repair and retard rusted metal stairs		2019	?	2019					
Stairs - Replace (at some point the rust will create a need to replace			?						
Tile - entry areas		2015	10	2025			15602		
Washer-Dryer (repacement as needed)				0					
Water heaters replace Common area heaters		2005	12	2017					
Wireless Internet infrastructure - need more details regarding future system		2016	8	2024					
Regime Property Services by SNMCo					83,144	83,975	84,815	85,663	
Improvements Total					0	0	0	0	
Maintenance Total					19,998	23,371	21,084	24,469	
Snow removal - Roofs (5 year Average)					4,728	4,870	5,016	5,167	
Reserve Funded					41,663	0	89,018	80,000	
Operations					107,870	112,216	110,916	115,299	

Joe - No charge for carpets. Charge for service.