

**Unit Owners of Trailhead
2021 Budget**

<u>Description</u>	<u>2020 Annual Budget</u>	<u>2021 Annual Budget</u>	<u>Notes</u>
Income			
Assessment - Membership	303,948	313,066	3.0%
Assessment -LCA	4,654	4,794	3.0%
Interest Income	0	0	
Subtotal Income	<u>308,602</u>	<u>317,860</u>	3.0% 6% Assessment Increase
EXPENSES			
<u>Admin & Contract Services</u>			
Management & Accounting	17,735	18,267	3.0% 3 % increase
Professional Services	4,000	4,000	0.0% Financial Review and Reserves
Professional Svcs - Website	725	725	0.0%
Legal Services	500	500	0.0%
	<u>22,960</u>	<u>23,492</u>	2.3%
<u>General Expenses</u>			
Insurance Premiums	23,208	24,831	7.0% Rate Indications
Insurance deductible			
Bank Fees	0	0	0.0%
Supplies- Office	0	0	0.0%
Supplies - Operating	600	200	-66.7%
Licenses & Permits	10	10	0.0%
Other General Expense	0	0	0.0%
	<u>23,818</u>	<u>25,041</u>	5.1%
<u>Maintenance & Repair</u>			
			Includes pool bathrooms 15% of Budget
Custodial Services Contract	22,867	23,113	1.1%
Custodial Services Non Contract	2,300	2,300	0.0% Carpet cleanig
Window Cleaning	2,000	2,000	0.0%
Elevator Maintenance	8,000	10,000	25.0%
Fire System Maintenance	6,000	3,000	-50.0% Annual system inspections + fire extinguisher certs.
Pool and Spa	20,000	20,000	0.0% Chemicals and Contract
Pool and Spa PH 3 Contribution	(13,255)	(13,255)	0.0%
Deck Maintenance	0	0	0.0% Reserves
General R & M Contract	29,000	26,938	-7.1%
General Repairs & Maintenance	21,000	10,000	-52.4%
Grounds/ Landscape Maintenance	14,000	10,039	-28.3% Based on actuals YTD 2019

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	2020	2021	
Snow Removal			
	6,000	7,000	Includes clearing snow 16.7% in back, icicle removal
Sign Maintenance			
	<u>117,912</u>	<u>101,135</u>	-14.2%
Utilities			
Electricity			Based on actuals YTD
	9,354	12,521	33.9% 2020
Natural Gas			Based on actuals YTD
	17,517	24,392	39.3% 2020
Water			Based on actuals YTD
	10,500	21,000	100.0% 2020
Sewer			Based on actuals YTD
	12,000	8,500	-29.2% 2020
Waste Removal & Recycling	3,000	3,000	0.0%
Telephone Service	450	450	0.0% Fire line
	<u>52,821</u>	<u>69,863</u>	32.3%
Contingency & Reserve			
Contingency	491	0	-100.0%
Reserve Contribution	<u>82,000</u>	<u>90,000</u>	9.8% Per Reserve Study
	<u>82,491</u>	<u>90,000</u>	9.1%
TOTAL EXPENSES	300,002	309,532	3.2%
Current Year Net Income/(loss)	<u>8,600</u>	<u>8,328</u>	-3.2%
Operating Reserve	58,775	29,601	-49.6%
Expense per month	25,000	25,794	3.2%
Months in Reserves	2.4	1.1	

Trailhead
2021 Capital Budget

12/31/2019	\$233,153
Contributions YTD	41,000
Interest	62
<u>Expenditures YTD</u>	
Carpet	31,882
Interior Door Access (Locks)	4,142
Balance 9/30/20	<u>242,333</u>
Remaining Contributions	41,000
Remaining Expenditures	
Interior Door Access (Locks)	(9,000)
Estimated Balance 12/31/20	<u>292,333</u>
2021 Contributions	90,000
<u>2021 Expenditures</u>	
Pavement Crack Fill/Seal Coat	(7,463)
Umbrella - Pool	(657)
Game Table Set w/4 Chairs	(6,062)
Upholstered Bench	(253)
Upholstered Chair	(3,233)
Paint/Seal Deck Railing	(16,164)
Interior Common Areas	(20,351)
Concrete Walkways	(5,051)
Garage Concrete R&R	(10,103)
Subtotal	<u>(\$69,337)</u>
Balance 12/31/21	<u>\$312,996</u>

TRAILHEAD CONDOMINIUM

2021 Assessments

A. COMMON EXPENSE ASSESSMENTS

<u>Unit No.</u>	<u>Address</u>	<u>Unit Type±</u>	<u>Allocated Interest Common Operating Expenses¹</u>	<u>Monthly Common Operating Expense and Reserve Assessment³</u>	<u>Allocated Interest Limited Common Element</u>	<u>Monthly Limited Common Element Assessment³</u>	<u>Total Monthly Assessment</u>
100	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
101	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
102	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
103	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
104	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
105	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
106	3770 Suncadia Trail	1	1.69%	\$442.18	2.27%	\$8.32	\$450.51
107	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
108	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
110	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
200	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
201	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
202	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
203	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
204	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
205	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
206	3770 Suncadia Trail	1	1.69%	\$442.18	2.27%	\$8.32	\$450.51
207	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
208	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
209	3770 Suncadia Trail	1	1.69%	\$442.18	2.27%	\$8.32	\$450.51
210	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
300	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
301	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
302	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
303	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
304	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
305	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
306	3770 Suncadia Trail	1	1.69%	\$442.18	2.27%	\$8.32	\$450.51
307	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
308	3770 Suncadia Trail	2	3.39%	\$884.37	2.27%	\$8.32	\$892.69
309	3770 Suncadia Trail	1	1.69%	\$442.18	2.27%	\$8.32	\$450.51
310	3770 Suncadia Trail	3	3.39%	\$884.37	4.55%	\$16.68	\$901.05
Totals		32	100.00%	\$26,088.87		\$366.67	
Total Annual Assessments				\$313,066.44		\$4,793.62	