



## UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM – 2024 BUDGET DISCUSSION

UOATC'S assessments in total are increasing by \$95K over 2023, a 17% year-over-year increase. Please refer to the budget for detail of 2024 assessments by unit type.

Below is a break-down of the allocation of Assessments by expense type:

<b>Expense type</b>	<b>% of Assessment</b>
Insurance	52%
Repairs & maintenance	19%
Utilities	10%
Reserves	7%
Management fees	5%
Operating cash	4%
Professional services	2%
Other general expenses	2%
<b>Total</b>	<b>100%</b>

The increase in Assessments for 2024 is due to the following:

- Reserve contribution increase of \$50K. This increase is necessary to meet the needs that are identified for 2024. See reserve item listing in the budget.
- Operating expenses increase of \$87K from 2023 forecast. This increase is being driven almost entirely by the cost of insurance. Based on market uncertainty, recent premium increases, and indications by brokers to expect increasing premiums in 2024, the Association is assuming a 25% increase in premiums upon renewal in 2024. This is in line with increase estimates across the resort community.

The Association is also increasing its general operating cash balance during 2024. A healthy cash balance should be approximately 3x monthly expenses. By the end of 2024, the Association is increasing its operating cash balance to 1.9x monthly expenses.

The reserve cash is adequate to cover 2024 items.

**Unit Owners of Trailhead Condominium  
2024 Budget**

	2023 Budget	2023 Forecast	2024 Budget	Incr (decr) from 2023 Forecast	% Variance to 2023 Forecast
<b>Income</b>					
Assessment - Membership	541,639	541,250	702,970	161,720	29.9%
Special Assessment - Insurance	0	61,571	0	(61,571)	-100.0%
Assessment -LCA	5,592	5,624	0	(5,624)	-100.0%
Interest Income	0	2,497	0	(2,497)	-100%
Late Fees	0	1,276	0	(1,276)	-100%
Lease Income	40,000	40,000	40,000	0	0.0%
	<u>587,231</u>	<u>652,218</u>	<u>742,970</u>	<u>90,752</u>	<u>13.9%</u>
<b>EXPENSES</b>					
<b>Admin &amp; Contract Services</b>					
Management Fee	20,256	20,256	33,840	13,584	67.1%
Contract Administration Fee*	29,840	13,204	0	(13,204)	-100.0%
Professional Services	2,500	2,345	4,300	1,955	83.4%
Professional Svcs - Website	725	496	556	61	12.2%
Legal Services	3,500	6,133	7,500	1,367	22.3%
	<u>56,821</u>	<u>42,434</u>	<u>46,196</u>	<u>3,762</u>	<u>8.9%</u>
<b>General Expenses</b>					
Insurance Premiums	232,852	300,181	386,235	86,054	28.7%
Bank Fees	0	73	360	287	393.2%
Interest Expense	0	8,791	9,670	879	10.0%
Meeting expense	600	597	500	(97)	-16.2%
Supplies - Operating	1,000	227	0	(227)	-100.0%
Postage	0	105	100	(5)	-4.8%
Collection Expense	0	0	500	500	0.0%
Licenses & Permits	0	20	60	40	200.0%
Other General Expense	0	0	500	500	0%
	<u>234,452</u>	<u>309,994</u>	<u>397,925</u>	<u>87,931</u>	<u>28.4%</u>
<b>Maintenance &amp; Repair</b>					
Custodial Services Contract	32,400	31,300	32,400	1,100	3.5%
Custodial Services Non Contract	3,000	1,800	1,854	54	3.0%
Window Cleaning	2,500	1,950	2,001	51	2.6%
Elevator Maintenance	10,000	10,403	10,500	97	0.9%
Fire System Maintenance	5,700	6,826	6,000	(825)	-12.1%
Pool and Spa	22,000	14,640	18,400	3,760	25.7%
General R & M Contract	22,415	33,592	33,600	8	0.0%
General Repairs & Maintenance	9,000	32,115	13,508	(18,607)	-57.9%
Grounds/ Landscape Maintenance	12,500	12,723	16,237	3,514	27.6%
Snow Removal	7,000	4,250	7,500	3,250	76.5%
	<u>126,515</u>	<u>149,599</u>	<u>142,000</u>	<u>(7,599)</u>	<u>-5.1%</u>

**Unit Owners of Trailhead Condominium  
2024 Budget**

**Utilities**

Electricity	10,435	12,631	13,010	379	3.0%
Natural Gas	20,475	26,286	27,074	789	3.0%
Water	25,633	30,288	31,197	909	3.0%
Waste Removal & Recycling	8,500	3,706	4,955	1,248	33.7%
Telephone Service	450	595	613	18	3.0%
	<u>65,493</u>	<u>73,506</u>	<u>76,848</u>	<u>3,342</u>	<u>4.5%</u>

**Contingency & Reserve**

Reserve Contribution	<u>103,950</u>	<u>0</u>	<u>50,000</u>	<u>50,000</u>	<u>0.0%</u>
	103,950	0	50,000	50,000	0.0%

**TOTAL EXPENSES**

<b>587,231</b>	<b>575,533</b>	<b>712,970</b>	<b>137,437</b>	<b>24%</b>
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**Excess/(Deficit) of Revenues over Expenses**

<u><u>0</u></u>	<u><u>76,686</u></u>	<u><u>30,000</u></u>	<u><u>(46,685)</u></u>	<u><u>-60.9%</u></u>
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Estimated operating cash balance	76,686	106,686
Average monthly expense	47,961	55,247
Months in Operating Reserves	1.6	1.9

\* The Contract Administration fee will not be charged under the Management agreement in 2024 for recurring operating contracts such as snow removal and landscaping. In the event a non-recurring need comes up that requires additional resources, this fee may be charged. No non-recurring needs are identified in the 2024 budget.

Unit Owners of Trailhead Condominium  
2024 Budget  
RESERVES

Description	2023 Budget	2023 Forecast	2024 Budget	Incr (decr) from 2023 Forecast	% Variance to 2023 Forecast
<b>Income</b>					
Reserve Contribution Income	152,628	14,252	151,311	137,059	962%
Subtotal Income	152,628	14,252	151,311	137,059	962%
<b>EXPENSES</b>					
<b>Maintenance &amp; Repair</b>					
Pool and Spa Reserves	18,169	5,279	26,370	21,091	400%
Repair Maintenance Reserves	110,302	0	104,734	104,734	0%
R & M Parking & Paths Reserves	24,157	8,973	20,207	11,234	125%
	152,628	14,252	151,311	137,059	962%
<b>TOTAL EXPENSES</b>	<b>152,628</b>	<b>14,252</b>	<b>151,311</b>	<b>137,059</b>	<b>962%</b>
<b>Excess/(Deficit) of Revenues over Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>-100%</b>

Beg Reserve Bal	\$ 206,217
2024 Assessments	50,000
Spend 2024	(151,311)
End Reserve Bal	<u><u>104,906</u></u>

2024 Planned Expenditures	Pool	Pavement	Repair R&M
Doors & Hardware	ADA Entry Doors- Main Building		30,310
Fencing/Railing/Gates	Deck Railing- various		10,103
Furniture-Exterior	Chaise Lounge-Pool	2,021	
Furniture-Exterior	Outdoor Chair	5,052	
Furniture-Exterior	Round Table	1,010	
Furniture-Exterior	Side Table- Pool	404	
Furniture-Exterior	Umbrella- Pool	707	
Furniture-Interior	Game Table Set w/4 Chairs- Main Building		6,062
Furniture-Interior	Occasional Chairs - Main Building		4,761
Furniture-Interior	Upholstered Bench - Main Building		253
Furniture-Interior	Upholstered Chairs - Main Building		3,233
HVAC	Exhaust Ventilation System- Parking Garage		3,031
HVAC	Furnace (REZNOR)- Main Building		20,207
Lighting	Misc. Landscape Lighting R/R		3,031
Misc. Components	Fire Pit- Gas R&R		5,052
Misc. Components	Luggage Cart		7,577
Paint	Interior Common Areas- Stairwells		
Paint	Interior Common Areas- Various		
Paint	Pool Building	10,103	
Pool/Spa Components	Spa Jet Pump	-	
Pool/Spa Components	Spa Plaster/Coping/Tile	5,052	
Security	Garage Entrance Card System		6,062
Structural	Concrete Walkways- Various		5,052
Structural	Garage Concrete R&R- Main Building		15,155
Structural	Pool Building R&R	2,021	
Waterproofing	Waterproofing R&R- Main Building		5,052
		26,370	104,734
<b>Total</b>			<b>151,311</b>

**TRAILHEAD CONDOMINIUM**

**2024 Assessments**

**A. COMMON EXPENSE ASSESSMENTS**

<u>Unit No.</u>	<u>Address</u>	<u>Unit Type</u>	<u>Allocated Interest Common Operating Expenses</u>	<u>Monthly Common Operating Expense</u>	<u>Monthly Reserve Assessment</u>	<u>Allocated Interest Limited Common Element</u>	<u>Monthly Limited Common Element Assessment</u>	<u>Total Monthly Assessment</u>
100	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
101	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
102	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
103	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
104	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
105	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
106	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90
107	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
108	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
110	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
200	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
201	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
202	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
203	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
204	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
205	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
206	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90
207	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
208	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
209	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90
210	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
300	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
301	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
302	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
303	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
304	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
305	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
306	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90
307	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
308	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79
309	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90
310	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79
<b>Totals</b>		<b>32</b>	<b>100.00%</b>	<b>\$54,414.17</b>	<b>\$4,166.67</b>		<b>\$0.00</b>	
<b>Total Annual Assessments</b>				<b>\$652,970.00</b>	<b>\$50,000.00</b>		<b>\$0.00</b>	<b>\$702,970.00</b>