WMA Proposed Budget 2021 — **ADJUST SHADED (GREEN) ONLY**

	Projected 12/31/2020	Proposed 2021	Notes	
OPERATING REVENUE				
OPERATING DUES	189,327	189,326	Change by Adjusting % in cell V2	
LATE FEES	125	0		
STORAGE RENTAL INCOME	540	800	A204 & B104 @ $140; A301 &A201 @ $260	
	0	0		
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TOTAL OPERATING REVENUE	**189,992**	**190,126**		
OPERATING EXPENSES				
LEGAL / PROFESSIONAL	450	450	Stuhr-Tax Return	
OFFICE EXPENSE & SUPPLIES	50	50	Annual Mtg Mailing	
MEETING EXPENSES	200	200		
COMMUNITY MANAGEMENT-CONTRAC	20,597	21,215	Assume no Timeshare sales	
INSURANCE	33,140	34,472	Policy Period Dec-Nov - 4% Increase - allocated $1,800 to WMI	
WATER	7,325	7,428	Current $619/mo avg	
SEWER	11,731	12,000	Current $978/mo	
IN-HOUSE AMENITIES	18,111	21,496	Project 5% increase in Sept 2020	
INTERNET SERVICES	4,972	0	In In-House Amenities Now	
TELEPHONE	3,447	3,660	current ~ $305/mo	
TRASH REMOVAL	5,099	5,500	Budget for a few extra pickups	
SNOW REMOVAL-HEAVY EQUIPMENT	3,190	3,500	Contract signed?	
SNOW REMOVAL-ROOF	0	1,500	Enter Contingency?	
SECURITY & FIRE SAFETY	1,716	1,824	Current $45.74/mo; $548 for annual inspection expenses; also Tri-County annual sprinkler/backflow preventer	
NATURAL GAS	2,367	2,500		
ELECTRIC UTILITY	23,664	24,000		
REPAIR & MAINTENANCE	7,789	8,000		
CARPET CLEANING	2,725	2,750		
PLUMBING & HEATING	375	1,000		
SUPPLIES & MATERIALS	960	2,000		
GROUNDS & PARKING MAINTENANCE	3,941	6,500		
ELEVATOR	23,783	17,988	Current Tkrupp Contract/Elevator Phone/Mo- $1,499	
MANAGER UNIT MAINTENANCE	479	1,000		
MISCELLANEOUS EXPENSE	560	500		
CLUBHOUSE GEN BLDG MAINTENANCE	593	1,000		
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TOTAL OPERATING EXPENSES	**177,264**	**180,533**		
NET OPERATING PROFIT (LOSS)	**12,728**	**9,592**		
RESERVE REVENUE				
RESERVE DUES	30,000	30,000	Change by Adjusting % in cell W2-minimum 10% of total dues need to go to reserves for lending	13.68%
RESERVE SPECIAL ASSESSMENT	50,000	0		
RESERVE INTEREST INCOME	18	50		
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TOTAL RESERVE REVENUE	**80,018**	**30,050**		
RESERVE EXPENSES				
TREE REMOVAL	0	500	From Capital Plan (link)	
CLUBHOUSE SPA TUB - SAUNA - STEAM	0	1,500		
GARAGE DOORS	0	1,500		
MANAGERS HOUSE	48,033	6,000		
RESERVE - UNEXPECTED	629	15,000		
GAS CONNECTIONS	29,655	0		
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TOTAL RESERVE EXPENSES	**78,317**	**24,500**		
NET RESERVE PROFIT (LOSS)	**1,700**	**5,550**		

				Enter Change Here to Reflect on the Budget			
			% Change:	0.00%	0.00%		
Dues	2020 Operating	2020 Reserve	**2020 Total**	**2021 Operating**	**2021 Reserve**	**2021 Total**	Increase / (Decrease)/ Month
A101	$ 533.27	$ 84.50	**$ 617.76**	$ 533.27	$ 84.50	**$ 617.76**	$ -
A102	$ 678.42	$ 107.49	**$ 785.91**	$ 678.42	$ 107.49	**$ 785.91**	$ -
A103	$ 533.27	$ 84.50	**$ 617.76**	$ 533.27	$ 84.50	**$ 617.76**	$ -
A104	$ 678.42	$ 107.49	**$ 785.91**	$ 678.42	$ 107.49	**$ 785.91**	$ -
A201	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
A202	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
A203	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
A204	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
A301	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
A302	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
A303	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
A304	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
B101	$ 533.27	$ 84.50	**$ 617.76**	$ 533.27	$ 84.50	**$ 617.76**	$ -
B102	$ 678.42	$ 107.49	**$ 785.91**	$ 678.42	$ 107.49	**$ 785.91**	$ -
B103	$ 533.27	$ 84.50	**$ 617.76**	$ 533.27	$ 84.50	**$ 617.76**	$ -
B104	$ 678.42	$ 107.49	**$ 785.91**	$ 678.42	$ 107.49	**$ 785.91**	$ -
B201	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
B202	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
B203	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
B204	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
B301	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
B302	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
B303	$ 607.41	$ 96.26	**$ 703.67**	$ 607.41	$ 96.26	**$ 703.67**	$ -
B304	$ 758.89	$ 120.24	**$ 879.13**	$ 758.89	$ 120.24	**$ 879.13**	$ -
	$15,777.13	**$2,500.00**	**$18,277.13**	**$ 15,777.13**	**$2,500.00**	**$18,277.13**	$ -
Annual	**$189,325.52**	**$30,000.00**	**$219,325.52**	**$ 189,325.52**	**$30,000.00**	**$219,325.52**	

	WMI Proposed Budget 2021			**ADJUST SHADED (GREEN) ONLY**											
		Projected 12/31/2020	**2021 Proposed**	**Notes**		2020 Dues/Unit		HOA Owned	Non-HOA Owned	**2021 Proposed Dues/Unit-Week**	HOA Owned	Non-HOA Owned			
					B101	$ 763.30	21.98%	14	36	**$ 764.05**	10,69	27,505	21.98%	$ 38,202.36	
	OPERATING REVENUE				B102	$ 971.03	27.96%	13	37	**$ 971.98**	12,63	35,963	27.96%	$ 48,599.06	
					B203	$ 869.41	25.03%	15	35	**$ 870.26**	13,05	30,458	25.03%	$ 43,512.83	
40000	TIMESHARE DUES	156,295	156,444	90% of Dues-10% to Reserve	B303	$ 869.41	25.03%	20	30	**$ 870.26**	17,40	26,107	25.03%	$ 43,512.83	
40100	LATE FEES	700	0												
40100	MISCELLANEOUS INCOME	50	0				100.00%	62	138		53,79	120,03	173,82	**$ 173,827.07**	
														$ 156,444.36	Operating
														$ 17,382.71	Reserve
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	TOTAL OPERATING REVENUE	**157,045**	**156,444**												
	OPERATING EXPENSES														
50000	LEGAL / PROFESSIONAL	0	0	All Legal Fees pd from conversion acct (current ~$168K)											
50005	WMA HOA DUES	33,732	33,732	Updates from WMA tab											
50015	OFFICE EXPENSE	47	200												
50040	BAD DEBT EXPENSE	5	9,100	Any more units projected to be surrendered to HOA?											
50060	LICENSES & PERMITS	550	550	Breckenridge ST Licenses											
50100	COMMUNITY MANAGEMENT-CONTRACT	22,526	22,526	Assumes no new sales											
50180	POSTAGE & DELIVERY	300	300	Annual Mailing											
50210	INSURANCE	1,800	1,800	Decreased in 2019 to account for sold units											
50240	TELEPHONE	1,553	1,600												
50300	NATURAL GAS	1,100	1,100												
50310	ELECTRIC UTILITY	6,049	7,000												
50320	REPAIR & MAINTENANCE	1,588	1,500												
50321	CARPET CLEANING	600	600												
50365	SPRING/FALL MAINTENANCE	600	1,000												
50800	HOUSEKEEPING-SPG/FALL	600	1,200												
50805	HOUSEKEEPING-WEEKLY	11,865	15,000												
51200	(GAIN)/LOSS UNIT WEEK INVENTORY	53,739	53,791	**This reflects dues from 62 HOA-owned weeks**											
72000	PROPERTY TAXES	6,775	6,000	Adjusted for sales											
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	TOTAL OPERATING EXPENSES	**143,428**	**157,000**												
	NET OPERATING PROFIT (LOSS)	**13,617**	**-555**												
	RESERVE REVENUE														
45000	RESERVE DUES	17,367	17,383	10% of Total Dues Collected											
45050	RESERVE INTEREST INCOME	70	75												

	TOTAL RESERVE REVENUE	**17,438**	**17,458**												
	RESERVE EXPENSES														
60350	WMA RESERVE ASSESSMENT	7,690	0	$12K from Reserve Plan?											
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	TOTAL RESERVE EXPENSES	**7,690**	**0**												
	NET RESERVE PROFIT (LOSS)	**9,748**	**17,458**												