

# Chelan Resort Suites Homeowners Assoc.

## Budget Worksheet

September 2008 through August 2009

|                                   | Monthly  | Annual   | Other    | Total Annual      | Comments  |
|-----------------------------------|----------|----------|----------|-------------------|---|
| <b>Administration</b>             |          |          |          |                   |   |
| Admin Contingency                 | 250.00   |          |          | 3,000.00          | Allowance   |
| ACH Processing Allowance          | 460.00   |          |          | 5,520.00          | ACH Allowance - \$10/unit/mo - (Processing Contingency) |
| Insurance - Directors Liability   |          | 850.00   |          | 850.00            | Annual Policy pd in May                                 |
| Office Expense                    | 100.00   |          |          | 1,200.00          | Allowance   |
| Door Lock/Alarm Service           |          |          | 4,500.00 | 4,500.00          | Kaba Door Service (\$85/door annual)                    |
| Security                          |          |          | 1,500.00 | 1,500.00          | \$450 pd last Memorial Day                              |
| Taxes - Fees, License & Permits   |          | 700.00   |          | 700.00            | Pool & Spa Permit - Annual pd in April                  |
| <b>Total Administration</b>       |          |          |          | <b>17,270.00</b>  |   |
| <b>Utilities</b>                  |          |          |          |                   |   |
| Electricity                       | 700.00   |          |          | 8,400.00          | Chelan PUD  |
| Water/Sewer/Garbage               | 4,000.00 |          |          | 48,000.00         | City of Chelan  |
| Telephone/Internet/Data           | 2,450.00 |          |          | 29,400.00         | LocalTel  |
| Garbage (Moved to Water/Sewer)    |          |          |          | 0.00              |   |
| Propane - Pool heating            | 1,500.00 |          |          | 18,000.00         | AG Supply   |
| Utilities - Other                 |          |          |          | 0.00              |   |
| <b>Total Utilities</b>            |          |          |          | <b>103,800.00</b> |   |
| <b>Maintenance</b>                |          |          |          |                   |   |
| Six Point - Maint. Contract       | 3,825.00 |          |          | 45,900.00         | Paid Semi-Monthly                                       |
| Global - Cleaning Crew Payroll    |          |          |          | 0.00              |   |
| General Maintenance & Repair      | 800.00   |          | 2,500.00 | 12,100.00         | (Incl's \$300/mo Petty Cash)Add'l \$500/mo for May-Sept |
| Common Area Amenities             | 500.00   |          | 2,500.00 | 8,500.00          | Add'l \$500/mo for May-Sept                             |
| Garage/Parking Maintenance        |          |          | 2,000.00 | 2,000.00          | Allowance for repairs                                   |
| Elevator Maintenance              |          |          | 3,024.00 | 3,024.00          | ThysennKrup \$756/Qtr                                   |
| Janitorial Service (to Six Point) |          |          |          | 0.00              |   |
| Landscape Contract (to Six Point) |          |          |          | 0.00              |   |
| Laundry Supplies & Services       | 250.00   |          | 2,250.00 | 5,250.00          | Cintas (Towels) \$50/wk off season, \$175/week summer   |
| Life-Safety Maintenance/Repair    |          | 1,500.00 |          | 1,500.00          | Fire Extinguishers, Alarm, Elevator, Smoke Detector     |
| Pool & Spa Maintenance & Repair   | 250.00   |          |          | 3,000.00          | Kidoodles - pool chemicals and supplies                 |
| Window Maintenance                |          |          | 2,400.00 | 2,400.00          | \$1200/cleaning covers cherry picker & supplies         |
| <b>Total Maintenance</b>          |          |          |          | <b>83,674.00</b>  |   |
| <b>Professional Services</b>      |          |          |          |                   |   |
| Management Fees - CWD             |          |          |          | 0.00              |   |
| Legal Fees                        |          |          | 1,000.00 | 1,000.00          | Allowance   |

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|--|----------|----------|-------|-------------------|---|
| <b>Professional Fees - Munniks Ent</b> | 700.00   |          |       | 8,400.00          | No change to existing contract              |
| <b>Reserve Compliance Review</b>       |          | 3,500.00 |       | 3,500.00          | To comply with new law regarding Reserves   |
| <b>Tax/Audit Prep</b>                  |          | 500.00   |       | 500.00            | Annual Cost paid in April                   |
| <b>Total Professional Services</b>     |          |          |       | <b>13,400.00</b>  |   |
| <b>Other Expense</b>                   |          |          |       |                   |   |
| <b>Moorage Fees - 4 Slips</b>          |          | 5,600.00 |       | 5,600.00          | Annual Cost paid 50% in April & 50% in July |
| <b>Insurance -Liab/Prop - INS FUND</b> |          |          |       | 0.00              | Covered in Insurance Reserve                |
| <b>Total Other Expense</b>             |          |          |       | <b>5,600.00</b>   |   |
| <b>Expense Total</b>                   |          |          |       | <b>223,744.00</b> |   |
| <b>Plus: Insurance Reserve</b>         | 700.00   |          |       | 8,400.00          | Annual Contract payable in April            |
| <b>Plus: Replacement Reserve</b>       | 1,666.67 |          |       | 20,000.00         | Subject to Independent Review under new law |
| <b>Total Budget</b>                    |          |          |       | <b>252,144.00</b> |   |