

**LULU CITY
PROPOSED 2012 BUDGET APPROVED**

	A	B	C	D	E	F	G	H	I
		2011 Budget	Actual thru 7/31/11	Estimated Actual Aug - Dec 2011	Revised 2011 Budget	2012 Budget	% Budget Variance	\$ Budget Variance	Comments
1									
2									
3	OPERATING FUND								
4	OPERATING INCOME								
5	Operating Assessment	249,982	132,231	94,451	226,682	218,221	-13%	(31,761)	Assessed monthly;
6	Write Off Assessments	(12,056)	(8,759)	-	(8,759)	(5,000)	-59%	7,056	2011: \$6,768 (Sanchez 6E), \$1,990 (Elinoff 6H) Pre-Bankr excess over 6 mos super priority; 2012 is contingency
7	Monthly Storage	1,506	879	628	1,506	1,506	0%	(0)	
8	Dog Registration	-	-	-	-	-	0%	-	\$10/dog registration fee
9	Finance Charges	-	2,388	295	2,683	-	0%	-	
10	Refund to Owners	13,400	15,800	-	15,800	8,650	-35%	(4,750)	
11	Building # 6 Op. Assessments	2,710	1,581	1,129	2,710	5,430	100%	2,720	Assessment based on prior year actual overage/shortfall + current year's budget
12	Prior Year Overage/Shortfall Bldg #6	(4,919)	(6,321)	-	(6,321)	-	-100%	4,919	This line goes away as of 2012, overage/shortage accounted for in bldg 6 assessments
13	Owl Meadows Settlement	-	-	5,000	5,000	5,000	n/a	5,000	2nd & 3rd payments due 12/15/11 & 12/15/12
14	6E Profit	-	482	3,113	3,596	3,926	n/a	3,926	2012 based on 6 mos
15	TOTAL OPERATING INCOME	250,624	138,281	104,616	242,897	237,733	-5%	(12,890)	
16	OPERATING EXPENSES								
17	Administration Expenses								
18	Accounting & Administration								
18	Management	17,500	10,208	7,292	17,500	18,500	6%	1,000	Per contract
19	Facilities Management	21,218	12,377	8,841	21,218	21,885	3%	667	Per contract
20	Supplemental Services Incl. Enforcement	1,000	1,006	600	1,606	1,000	0%	-	2011 - Foreclosure & collection reports, alley correspondence, storage fee, special BOD meeting; amended budget
21	Conference Calls and Meetings	450	125	325	450	450	0%	-	\$200 for Annual Owner Meeting
22	Owner Services (\$1,000 contributed from FC per contract)	500	-	-	-	-	-100%	(500)	Full Circle will contribute \$1,000 to cover owner requests and the association will contribute the next \$500 (FC has contributed \$185 as of 7/31/11)
23	Total Administrative Expenses	40,668	23,716	17,058	40,774	41,835	3%	1,167	
24	Professional Fees and Taxes								
25	Legal Fees	1,500	2,863	1,500	4,363	1,000	-33%	(500)	2011 - Alley Issue with Tell. Lodge & update governance policies
26	Tax Preparation	735	730	-	730	735	0%	-	
27	Total Professional Fee Expenses	2,235	3,593	1,500	5,093	1,735	-22%	(500)	
28	Maintenance Expenses								
29	General Maintenance & Repairs	18,000	14,784	4,000	18,784	18,000	0%	-	
30	Maintenance Parts and Supplies	2,500	3,144	1,000	4,144	2,500	0%	-	
31	Carpet Cleaning	2,000	-	1,200	1,200	675	-66%	(1,325)	
32	Fire Alarm Monitoring	2,256	1,692	564	2,256	2,300	2%	44	Masters Security \$564/quarter
33	Fire Alarm Phone Line	1,488	853	610	1,463	1,500	1%	12	avg = \$122/month for 4 lines
34	Fire Alarm Response, Maintenance & Batteries	1,200	795	500	1,295	1,000	-17%	(200)	Masters + FC + cost of batteries and parts. Replace 2-yr batteries in 2010, 2012 (Total expense was \$2,100 in 2010)
35	Fire Alarm Annual Inspection	4,000	4,631	-	4,631	-	-100%	(4,000)	Masters + FC assistance with notices and access; next inspection 2013
36	Janitorial (Interior and Exterior)	28,361	16,544	11,817	28,361	20,000	-29%	(8,361)	Rate is \$36.50/hour; decreased service in 2012
37	Janitorial Supplies	500	180	150	330	500	0%	-	
38	Lanscaping & Irrigation	10,000	6,330	1,975	8,305	7,500	-25%	(2,500)	2011 Contract - \$5,748; \$1,867 spent to replace 5 plants & re-mulch all beds
39	Pool & Hot Tub Maintenance	9,480	8,363	6,000	14,363	12,115	28%	2,635	2011 - Hot Water Productions started May 2011; closing by P. McGinty \$10/day and supplemental care by FC; 2012 - \$6,750 (HWP 3x/week & 1 DCF/month) + \$2,570 (PM daily closing service) + \$2,090 (FC 1x/weekend) + conting (\$705); closed during off-season
40	Pool Repair	1,500	383	250	633	2,255	50%	755	2012 - \$755 to re-paint the pool edge
41	Hot Tub Repair	1,500	1,607	-	1,607	1,500	0%	-	
42	Snow Removal - Ground	9,500	7,338	-	7,338	9,500	0%	-	Covers Nov-April season; last 3 yr avg - \$9,925
43	Snow Removal - Roof	8,000	1,558	-	1,558	5,000	-38%	(3,000)	Nov-April season; engineer recommends removal at 24"; Summit recommends at 12"; last 3 yr avg - \$5,375
44	Snow Hauling	6,000	546	-	546	3,000	-50%	(3,000)	Covers Nov-April season; last 3 year avg - \$3,173
45	Window Washing	3,000	2,975	-	2,975	-	-100%	(3,000)	Will wait until Fall depending on cash flow
46	Backflow Test & Inspection	550	380	-	380	500	-9%	(50)	
47	Timber Painting	-	-	-	-	6,298	n/a	5,000	
48	Total Maintenance Expenses	109,835	72,105	28,066	100,171	94,143	-14%	(15,692)	

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1									
49	Building #6 Expenses								
50	Prior Year Overage/Shortfall	(4,919)	(6,321)	-	(6,321)	(1,513)	-69%	3,406	2010 actual expenses were \$8,281, \$14,602 was budgeted so the 2011 prior yr o/s is \$6,321
51	Current Year Overage/Shortfall	-	-	1,513	1,513	-	0%	-	
52	Natural Gas	4,629	2,055	1,700	3,755	3,943	-15%	(686)	5% increase over 2011 estimated actual
53	Boiler Annual Maintenance	500	-	500	500	500	0%	-	
54	Boiler Repairs	2,500	3,263	-	3,263	2,500	0%	-	
55	Total Building #6 Expenses	2,710	(1,003)	3,713	2,710	5,430	100%	2,720	
56	Utility Expenses								
57	Electricity	47,770	28,477	16,000	44,477	46,701	-2%	(1,069)	2012 - 5% increase over 2011 est. actual; 50% (\$22,000) of est. 2011 is snow melt
58	Trash & Recycling Removal	10,177	6,188	4,420	10,608	10,821	6%	644	2012 = 2% increase over 2011 est. actual
59	Water & Sewer	19,000	11,048	8,000	19,048	20,001	5%	1,001	2011 - 3% Rate increase (notified 1/20/11)
60	Natural Gas - Pool	5,167	2,558	2,600	5,158	5,416	5%	249	2012 = 5% increase over 2011 est. actual
61	Total Utility Expenses	82,114	48,272	31,020	79,292	82,938	1%	824	
62	Tax/Insurance Expenses								
63	Insurance								
64	D & O	1,004	-	-	-	-	-100%	(1,004)	renews 10/15/11, 2011 - 2% over 2010 actual. Premium included in Liab.
65	Umbrella	1,018	-	846	846	863	-15%	(155)	renews 10/15/11, 2011 - 2% over premium 2011 actual
66	Package	11,039	861	4,500	5,361	10,790	-2%	(249)	renews 08/01/11, 2011 - 2% over 2011 premium actual; 2010 - policy premium paid in full in 2010, \$5,361 will be paid in 2011 for 2011 -2012; remainder will be paid in 2012
67	Total Tax/Insurance Expenses	13,061	861	5,346	6,207	11,653	-11%	(1,408)	
68	Reimbursed Expenses	-	840	(840)	-	-	0%	-	
69	TOTAL OPERATING EXPENSES	250,623	148,384	85,863	234,247	237,734	-5%	(12,890)	
70									
71	Starting Retained Earnings	\$ -	\$ -		\$ -	\$ -			
72	Operating Overage/Shortfall	\$ 0	\$ (10,103)	\$ 18,753	\$ 8,650	\$ (0)			
73	Refund to Owners	\$ -	\$ -	\$ -	\$ 8,650	\$ -			
74	Ending Retained Earnings	\$ 0	\$ (10,103)	\$ 18,753	\$ -	\$ (0)			11-20 Return, 0 RE, can carry Income for 1 year

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1									
75									
76	ALPINE BANK LOAN								
77	INCOME								
78	Owner Loan Assessments - Principal	8,569	4,964	125,544	130,508	9,668	13%	1,099	Equals loan principal payments to Alpine
79	Owner Loan Assessments - Interest	35,883	20,967	14,916	35,883	34,784	-3%	(1,099)	Equals loan interest payments to Alpine
80	EXPENSES								
81	Loan Principal Payments to Alpine	8,569	4,964	125,544	130,508	9,668	13%	1,099	
82	Loan Interest Payments to Alpine	35,883	20,967	14,916	35,883	34,784	-3%	(1,099)	
83	Net Income			-	-	0	0%	0	
84									
85	UNIT 6E OWNERSHIP								
86	INCOME								
87	6E Rent	-	3,475	8,710	12,185	10,500	n/a	10,500	Estimate possession for 6 mos
88	EXPENSES								
89	HOA Dues	-	2,893	5,597	8,489	6,474	n/a	6,474	Estimated monthly dues of \$1,080/mo for 6 mos
90	Classifieds	-	100	-	100	100	n/a	100	
91	Net Income	-	482	3,113	3,596	3,926	n/a	3,926	Net income shown as income in operating budget
92									
93	RESERVE FUND (major repairs and replacements)								
94	Beginning Balance	72,063	72,384	61,907	72,384	80,207			\$50,500 invested in a 2.10% CD
95	DEPOSITS								
96	Reserve Assessments	-	-	23,300	23,300	23,200	n/a	23,200	Reserve Fund Assessments
97	Interest	-	-	1,000	1,000	1,000	n/a	1,000	
98	Total Deposits	-	-	24,300	24,300	24,200	n/a	24,200	> 10% Operating Income
99	WITHDRAWALS								
100	6E Restoration	3,000	5,861	-	5,861	-	-100%	(3,000)	Repairs to Unit 6E to prepare for rental
101	Building 6 domestic hot water	-	-	-	-	10,000	n/a	10,000	Estimated cost of 2 new circulation pumps and repairs to circulation loop
102	Alley Trench	-	-	6,000	6,000	-	n/a	-	Alley between Telluride Lodge & Lulu City
103	6E Repairs	-	-	-	-	500	n/a	500	
104	Mold Remediation	-	4,616	-	4,616	-	0%	-	
105	Timber Replcement	-	-	-	-	10,000	n/a	10,000	Bldg 3
106	Total Withdrawals	3,000	10,477	6,000	16,477	20,500	583%	17,500	
107	OVERAGE/SHORTFALL	(3,000)	(10,477)	18,300	7,823	3,700			
108	Ending Balance	69,063	61,907	80,207	80,207	83,907			
109									
110	BUILDING #6 RESERVE FUND (major repairs and replacements)								
111	Beginning Balance	3,335	3,341	3,345	3,341	3,349			
112	DEPOSITS								
113	Assessment Funding	-	-	-	-	-	0%	-	Saving for new water heater estimated at \$120,000. Recommend \$60,000 savings and \$60,000 special assesment. Discontinued per BOD as of 5/1/10
114	Interest Earned	-	4	4	8	-	0%	-	
115	Total Deposits	-	4	4	8	-	0%	-	
116	WITHDRAWALS								
117	Capital Projects	-	-	-	-	-	0%	-	
118	Total Withdrawals	-	-	-	-	-	0%	-	
119	OVERAGE/SHORTFALL	-	4	4	8	-	0%	-	
120	Ending Balance	3,335	3,345	3,349	3,349	3,349			