

Basecamp Shops & Residences Association

Proposed 2021 Budget - Dues FLAT

	Budget	Residences Budget (24 Units)	ADA Budget (1 Unit)	Shops	Garages	Special Allocations:	Comments
	100.00%	66.25%	2.75%	31.00%	0.00%	Residences ADA Retail Garage	
INCOME							
Assessment: Residential, Commercial & Garage	\$ 256,262.08	\$ 125,182.26	\$ 2,346.41	\$ 122,865.41	\$ 5,868.00		Assessments formula driven based off expenses.
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -		
Interest on Assessment (delinquent)	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Income	\$ 256,262.08	\$ 125,182.26	\$ 2,346.41	\$ 122,865.41	\$ 5,868.00		
ADMINISTRATIVE EXPENSE							
Administrative	\$ -	\$ -	\$ -	\$ -	\$ -		
Office Supplies	\$ 100.00	\$ 66.25	\$ 2.75	\$ 31.00	\$ -		Flat to last yr
Annual Meeting Expense	\$ 250.00	\$ 165.63	\$ 6.88	\$ 77.50	\$ -		Flat to last yr
CO Annual Report	\$ 10.00	\$ -	\$ -	\$ -	\$ -		Matched actuals
DORA HOA Registration	\$ 38.00	\$ 25.18	\$ 0.69	\$ 0.21	\$ -		Matched actuals
Professional Management (Management Fee)	\$ 12,000.00	\$ 7,350.00	\$ 330.00	\$ 3,720.00	\$ 600.00	61.25% 2.75% 31% 5%	3 year contract. Will increase once contract is up
Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -		Eliminated budgeted amount per board to keep expenses down
Accounting	\$ 200.00	\$ 132.50	\$ 5.50	\$ 62.00	\$ -		Flat to last yr
Ground Rent	\$ 139,400.00	\$ 71,094.00	\$ -	\$ 65,518.00	\$ 2,788.00	51% 0% 47% 2%	Keeping flat until hear different from Brynn Grey LLC
INSURANCE EXPENSE							
Commercial Package Insurance	13,000.00	7,962.50	357.50	4,030.00	650.00	61.25% 2.75% 31% 5%	5% increase from 2020 actuals
UTILITIES							
Electricity	5,600.00	\$ 3,430.00	\$ 154.00	\$ 1,736.00	\$ 280.00	common areas only	3 yr avg 5266,
Water	6,000.00	5,760.00	240.00	-	-	96% 4% 0% 0% commercial submetered	~1500/qrt
Sewer	8,888.00	8,532.48	355.52	-	-	Billed Quarterly	2221.8/ quarter
Trash	1,320.00	\$ 874.50	\$ 36.30	\$ 409.20	\$ -	66.25% 2.75% 31%	Actualizing as 110/mo. 2 yr avg 1060
BUILDING MAINTENANCE							
HVAC Maintenance	4,000.00	\$ 2,450.00	\$ 110.00	\$ 1,240.00	\$ 200.00		Flat to last yr. Contracted fee
Window Cleaning	\$ 2,000.00	\$ 1,325.00	\$ 55.00	\$ 620.00	\$ -	66.25% 2.75% 31%	Flat to last yr. Contracted fee 1 window clean per year
Cleaning	7,200.00	4,770.00	198.00	2,232.00	-		Flat to last yr. Contracted fee
Carpet Cleans	\$ -	\$ -	\$ -	\$ -	\$ -		Leaving unbudgeted until all construction complete
Fire Safety Maintenance	1,650.00	1,093.13	45.38	511.50	-		Flat to last yr. Contracted fee
BGX CAM Expense	36,528.00			36,528.00	-	0% 0% 100% 0%	Per Brynn Grey 2021 CAM Estimate \$3,044 per month
Residential Units Repair & Maintenance	1,000.00	963.60	36.40	-	-	96% 4% 0% 0%	
Roof Shoveling	\$ -	\$ -	\$ -	\$ -	\$ -		9135 in FY20, recommending 4500 in yearly budgeted amount.
Garage Units Repair & Maintenance	600.00	-	-	-	600.00	0% 0% 0% 100%	Flat to last yr
Commercial Units Repair & Maintenance	1,500.00	-	-	1,500.00	-	0% 0% 100% 0%	W/refund only 173 hitting as of Nov
RESERVE CONTRIBUTION							
6000 - Reserve Contribution (1)	15,000.00	9,187.50	412.50	4,650.00	750.00	61.25% 2.75% 31% 5%	With 9k in unanticipated roof snow removal spend 2020 contibution this will not be actualized
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Operating Expense Total:	\$ 256,284.00	\$ 125,182.26	\$ 2,346.41	\$ 122,865.41	\$ 5,868.00		Formulas based off expenses are calling for very slight reduction in dues for all but commerical units.
Surplus (Deficit)	\$ 0.00	\$ -	\$ -	\$ -	\$ -		Expenses are very conservative, management proposes to keep dues flat if not raised

Basecamp Shops & Residences HOA

Budget vs. Actuals: FY_2020 - FY20 P&L

January - December 2020

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Dues Assessment	252,564.98	240,225.00	12,339.98	105.14%
Interest	158.91		158.91	
Rules Violations	1,500.00		1,500.00	
Total Income	\$254,223.89	\$240,225.00	\$13,998.89	105.83%
Gross Profit	\$254,223.89	\$240,225.00	\$13,998.89	105.83%
Expenses				
Administrative Expenses			0	
Accounting	-1,457.88	200	-1,657.88	-728.94%
Annual Meeting Expense	60.32	250	-189.68	24.13%
CO Annual Report	10		10	
DORA HOA Registration	30		30	
Ground Rent	139,813.90	139,400.00	413.9	100.30%
Legal Fees		1,000.00	-1,000.00	0.00%
Management Fees	12,000.00	12,000.00	0	100.00%
Office Supplies	100	100	0	100.00%
Total Administrative Expenses	\$150,556.34	\$152,950.00	(\$2,393.66)	98.44%
Building Maintenance Expenses			0	
BGX Cam Expense	40,162.73	35,800.00	4,362.73	112.19%
Carpet Cleaning		860	-860	0.00%
Cleaning	6,700.00	7,200.00	-500	93.06%
Commercial Units Repair & Maintenance	449.43	1,500.00	-1,050.57	29.96%
Fire Safety Maintenance	1,775.04	1,650.00	125.04	107.58%
Garage Units Repair & Maintenance	118.25	600	-481.75	19.71%
HVAC	4,268.50	4,000.00	268.5	106.71%
Residential Units Repair & Maintenance	1,713.12	1,000.00	713.12	171.31%
Roof Repairs & Maintenance	9,135.00		9,135.00	
Window Cleaning	2,000.00	2,000.00	0	100.00%
Total Building Maintenance Expenses	\$66,322.07	\$54,610.00	\$11,712.07	121.45%
Commercial Package Insurance	13,744.88	11,025.00	2,719.88	124.67%
QB Software	791		791	
Utilities			0	
Electricity	6,392.84	5,600.00	792.84	114.16%
Sewer	8,503.14	8,200.00	303.14	103.70%
Trash	1,236.83	2,640.00	-1,403.17	46.85%
Water	5,994.88	5,200.00	794.88	115.29%
Total Utilities	\$22,127.69	\$21,640.00	\$487.69	102.25%
Total Expenses	\$253,541.98	\$240,225.00	\$13,316.98	105.54%
Net Operating Income	\$681.91	\$0.00	\$681.91	

Net Income

\$681.91

\$0.00

\$681.91

Wednesday, Jan 20, 2021 11:06:28 AM GMT-8 - Accrual Basis

Basecamp Shops & Residences HOA
A/R Aging Summary
As of November 1, 2020

	Current	1 - 30	31 - 60	61 - 90	91 and over
Commercial Unit C-101 - BH III	2,146.13				
Commercial Unit C-102 - BH III	1,531.11				
Commercial Unit C-103 - BH III	758.31				
Commercial Unit C-104 - BH III	838.81				
Commercial Unit C-105 - BH III	2,761.15				
Commercial Unit C-106 - BH III	2,178.33				
Fisher, Eric A. LLC - Unit 212	434.85				
Gassaway, Laura - Unit 210	434.85				
Goodacre, Tim - Unit 221	483.34				
Harris, Jason - Unit 203	434.85				
Hoskins, Eva - Unit 208	434.85				
Janik, Steven - Unit 220	434.85				
Jeffrey, Kenneth - Unit 107	195.57				
Johnson, Jessica & Gerbes, Kevin - Unit 215	434.85				
Jones, Diane - Unit 222	483.34				
Kohanova, Tamara - Unit 214	434.85				
LaFontaine, Paul - Unit 216	434.85				
Mikolajczak, Tyler - Unit 205	434.85				
Miller, Crystal Lane & Bachman, Gregory Scott - Unit 207	434.85				
Newcomer, Francis Unit 218	483.34				
Patel, Anish - Unit 211	434.85				
Peterson, Craig - Unit 209	483.34				
Saracini, Joseph M. - Unit 219	434.85				
Smith, Colette - Unit 213	434.85				
Stephens, Scott & Cristina - Unit 201 & Garage #5	434.85				
Ton, Lisa & Khanh - Unit 217	483.34				
Ton, Lisa - Unit 204	483.34				
Tracy, Paul - Unit 223	483.34				
Van Gundy, Ryan & Boesen, Elizabeth - Unit 206	483.34				
Warren, Tim & Candice - Unit 202	483.34				
Westman, Randy & Caryn- Unit 224	483.34				
TOTAL	\$ 21,330.71	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

follows:

rom **\$388/mo** to **\$434.85/mo**

l **\$48/mo** to **\$48.49/mo**

n **\$148/mo** to **\$195.57/mo**

to **\$1.61/sf**