

Antlers Lodge Condo Association
Proposed Budget
October 2023 - September 2023

	Estimated		Modifier from Actuals	Proposed 2024		Comments
	Actuals Total	2023 Budget		Actuals	Budget	
Revenue						
Association Owners Dues Operating	\$ 121,770.00	\$ 121,770.00		\$ 135,210		
Operating Interest Income	\$ 1.17					
Total Revenue	\$ 121,771.17	\$ 121,770.00		\$ 135,210		
Expenditures						
Carpet Cleaning	\$ 1,122.46	\$ 1,050.00	110%	\$ 1,235		
Fire Security Maintenance	\$ 3,822.70	\$ 1,133.88	105%	\$ 4,015		
General Insurance	\$ 17,683.00	\$ 19,934.55		\$ 21,265	Per Bill/Jeff	
Grounds Maintenance	\$ 4,836.84	\$ 4,000.00		\$ 5,115	22/23 Contract Estimate \$4650, add 10%	
Legal & Professional Services		\$ 500.00		\$ 500	Flat to PY Budget	
Management Fees	\$ 13,456.80	\$ 13,456.80	109%	\$ 14,700	Denver CPI is 9.1%, Appfolio	
Office Supplies & Software	\$ 1,268.87	\$ 1,200.00		\$ 200	Moving to AppFolio - included in AE Mgmt Fee	
Repairs & Maintenance- Boilers	\$ 645.00	\$ 2,500.00		\$ 2,500	Flat to PY Budget	
Repairs & Maintenance-General	\$ 9,123.35	\$ 10,000.00		\$ 8,000	per board	
Taxes & Licenses	\$ 250.00	\$ 250.00	100%	\$ 250	Flat to PY Budget	
Snow Plowing	\$ 3,150.00	\$ 3,500.00		\$ 3,600	Soft number \$600 per month estimate	
Snow Shoveling	\$ 1,933.32	\$ 2,500.00		\$ 2,500	Leave Unchanged, hourly based on need	
Snow Removal - Other	\$ -			\$ -	Leave Unchanged, as needed	
Snow Removal - Roof	\$ -	\$ 1,500.00		\$ 1,500	Flat to PY Budget	
Upper Village Dues	\$ 3,456.42	\$ 2,800.00	104%	\$ 3,580	per board	
Utilities						
Cable TV	\$ 12,373.78	\$ 11,000.00	105%	\$ 12,995	5% increase trend	
Telephone	\$ 2,490.32	\$ 2,000.00	102%	\$ 2,540	per board	
Common Area Electricity	\$ 8,747.63	\$ 7,000.00	105%	\$ 9,185	5% increase trend	
Common Area Gas	\$ 12,438.90	\$ 10,244.77	105%	\$ 13,060	5% increase trend	
High Speed Internet	\$ 4,285.68	\$ 4,000.00	105%	\$ 4,500	5% increase trend	
Sewer	\$ 7,992.00	\$ 8,000.00	105%	\$ 8,390	5% increase trend	
Trash Removal	\$ 6,640.39	\$ 6,700.00	105%	\$ 6,975	5% increase trend	
Water	\$ 8,194.21	\$ 8,500.00	105%	\$ 8,605	5% increase trend	
Total Utilities	\$ 63,162.91	\$ 57,444.77		\$ 66,250		
Total Expenditures	\$ 123,911.67	\$ 121,770.00		\$ 135,210		
Net Operating Revenue	\$ (2,140.50)	\$ -		\$ -		
Other Revenue						
Reserve Income	\$ 26,730.00	\$ 26,730.00		\$ 26,730	Flat to PY	
Reserve Interest Income	\$ 294.81					
Total Other Revenue	\$ 27,024.81	\$ 26,730.00		\$ 26,730		
Other Expenditures						
Reserve Expenditure	\$ 7,915.00	\$ 15,830.00				
Total Other Expenditures	\$ 7,915.00	\$ 15,830.00		\$ -		
Net Other Revenue	\$ 19,109.81	\$ 10,900.00		\$ 26,730		