

**TANNENBAUM II**  
**Profit & Loss Budget Performance**  
**March 2025**

	<u>Jul '24 - Mar 25</u>	<u>Anualized Actuals 24-25</u>	<u>Annual Budget 24-25 Summit Community Management Reccomendation</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Owners Dues</b>	85,740.75	114,321.00	114,321.00
<b>Natural Gas Reimbursement</b>	3,225.01	4,300.01	4,300.00
<b>Laundry Income</b>	169.44	225.92	0.00
<b>Total Income</b>	<u>89,135.20</u>	<u>118,846.93</u>	<u>118,621.00</u>
<b>Gross Profit</b>	89,135.20	118,846.93	118,621.00
<b>Expense</b>			
<b>Owner Gas Expense</b>	1,932.18	4,300.00	4,300.00
<b>Cable</b>	5,799.03	7,732.04	7,158.00
<b>Columbine H.O. Dues</b>	6,185.43	8,247.24	8,248.00
<b>Elevator Monitor Fees</b>	237.09	316.12	1,000.00
<b>Elevator Maintenance</b>	7,428.21	9,904.28	11,200.00
<b>Electric</b>	4,287.47	5,716.63	6,500.00
<b>Fire Prevention</b>	2,189.26	2,189.26	1,500.00
<b>General Maintenance</b>	6,258.13	7,300.00	6,000.00
<b>Insurance</b>	15,206.26	20,275.44	17,654.00
<b>Internet Service</b>	2,899.52	3,866.03	3,866.00
<b>Landscaping</b>	2,904.42	3,872.56	4,000.00
<b>Legal &amp; Accounting</b>	700.00	700.00	650.00
<b>Management Fees</b>	12,746.25	16,995.00	17,500.00
<b>Office Supplies</b>	497.36	663.15	750.00
<b>Snow Removal</b>	8,090.08	9,100.00	8,500.00
<b>Ice Removal</b>	1,257.25	1,676.33	1,000.00
<b>Postage</b>	79.95	106.60	100.00
<b>Trash Removal</b>	4,500.00	6,000.00	6,000.00
<b>Water</b>	4,206.29	5,608.39	5,600.00
<b>Sewer</b>	5,808.00	7,744.00	7,600.00
<b>Total Expense</b>	<u>93,212.18</u>	<u>122,313.06</u>	<u>119,126.00</u>
<b>Net Ordinary Income</b>	-4,076.98	-3,466.13	-505.00
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Reserve Dues</b>	13,598.27	18,131.03	18,131.00
<b>Assessment</b>	0.00	0.00	0.00
<b>Reserve-Interest Income</b>	4.05	5.40	0.00
<b>Total Other Income</b>	<u>13,602.32</u>	<u>18,136.43</u>	<u>18,131.00</u>
<b>Other Expense</b>			
<b>Reserve Expenses</b>			

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	<u>Jul '24 - Mar 25</u>	<u>Anualized Actuals 24-25</u>	<u>Annual Budget 24-25 Summit Community Management Reccomendation</u>
<b>COLUMBINE HOA ASSESSMENT</b>			
Exterior Staining/Painting			
<b>REPL WEST/BACK STAIR LANDINGS</b>			
<b>ELEV. MODERNIZATION</b>			
Roofing Repairs	5,435.00	5,435.00	0.00
Recycling/Trash Buildings	1,068.50	1,424.67	0.00
Crack Fill/Seal Coat	2,484.00	2,484.00	0.00
Gas Meters	1,190.34	1,190.34	0.00
<b>Total Reserve Expenses</b>	<u>10,177.84</u>	<u>10,534.01</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>10,177.84</u>	<u>10,534.01</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>3,424.48</u>	<u>7,602.42</u>	<u>18,131.00</u>
<b>Net Income</b>	<u><b>-652.50</b></u>	<u><b>4,136.29</b></u>	<u><b>17,626.00</b></u>

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**Approved Budget 25-**  
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**Board**  
**Reccommendation**

**Ordinary Income/Expense**

**Income**

<b>Owners Dues</b>	<b>130,762.00</b>
<b>Natural Gas Reimbursement</b>	<b>4,300.00</b>
<b>Laundry Income</b>	<b>0.00</b>
<b>Total Income</b>	<b>135,062.00</b>

**Gross Profit** **135,062.00**

**Expense**

<b>Owner Gas Expense</b>	<b>4,300.00</b>
<b>Cable</b>	<b>7,964.00</b>
<b>Columbine H.O. Dues</b>	<b>8,661.00</b>
<b>Elevator Monitor Fees</b>	<b>1,870.00</b>
<b>Elevator Maintenance</b>	<b>3,301.00</b>
<b>Electric</b>	<b>6,000.00</b>
<b>Fire Prevention</b>	<b>1,500.00</b>
<b>General Maintenance</b>	<b>6,000.00</b>
<b>Insurance</b>	<b>27,700.00</b>
<b>Internet Service</b>	<b>3,866.00</b>
<b>Landscaping</b>	<b>4,000.00</b>
<b>Legal &amp; Accounting</b>	<b>700.00</b>
<b>Management Fees</b>	<b>28,000.00</b>
<b>Office Supplies</b>	<b>700.00</b>
<b>Snow Removal</b>	<b>9,100.00</b>
<b>Ice Removal</b>	<b>1,700.00</b>
<b>Postage</b>	<b>100.00</b>
<b>Trash Removal</b>	<b>6,000.00</b>
<b>Water</b>	<b>5,800.00</b>
<b>Sewer</b>	<b>7,800.00</b>

**Total Expense** **135,062.00**

**Net Ordinary Income** **-0.00**

**Other Income/Expense**

**Other Income**

<b>Reserve Dues</b>	<b>1,718.00</b>
<b>Assessment</b>	<b>267,600.00</b>
<b>Reserve-Interest Income</b>	<b>0.00</b>

**Total Other Income** **269,318.00**

**Other Expense**

**Reserve Expenses**

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**Board**  
**Reccommendation**

<b>COLUMBINE HOA ASSESSMENT</b>	<b>3,468.00</b>
Exterior Staining/Painting	57,000.00
<b>REPL WEST/BACK STAIR LANDINGS</b>	<b>5,000.00</b>
<b>ELEV. MODERNIZATION</b>	<b>163,000.00</b>
Roofing Repairs	0.00
Recycling/Trash Buildings	0.00
Crack Fill/Seal Coat	0.00
Gas Meters	0.00
<b>Total Reserve Expenses</b>	<b>228,468.00</b>
<b>Total Other Expense</b>	<b>228,468.00</b>
<b>Net Other Income</b>	<b>40,850.00</b>
<b>Net Income</b>	<b>40,850.00</b>