

ALPINE BANK BUILDING CONDOMINIUM OWNERS ASSOCIATION  
ADOPTED 2012 Budget; Ratified on 12-21-2011  
Prepared by Beach Resource Management

	2009 Budget	2010 Budget	2011 Adopted	2011 Jan-Nov	2011 Projected	2012 Ratified	2012 Comments & Assumptions
Carry-Forward from Prior Year	\$0	\$0	\$19,925	\$11,512	\$11,512	\$11,914	Carry Fwd not confirmed till 2011 closed
<b>REVENUES</b>							
Operational Assessments	75,100	75,100	65,000	65,000	65,000	65,000	Split between Ops and Reserves
Reserve Assessments	0	0	10,000	10,000	10,000	10,000	New in 2011
Reimbursable Utilities	0	0	14,760	11,156	11,156	8,000	2011 includes 2010 reimburse; Gas & Elec
Interest	0	0	0	31	33	30	
Miscellaneous	0	0	0	858	858	0	2011 insurance & HCE reimbursement
	\$75,100	\$75,100	\$89,760	\$87,045	\$87,047	\$83,030	
Total Funds Available	\$75,100	\$75,100	\$109,685	\$98,557	\$98,559	\$94,944	
<b>EXPENSES</b>							
<b>Professional</b>							
Legal	650	650	650	0	0	650	No change from last year
Accounting	0	0	4,000	5,129	5,300	5,300	All accounting and financials
Consulting	1,500	1,500	0	0	0	0	Not necessary - will be eliminated
Entertainment/Meals	100	100	0	0	0	0	Not necessary - will be eliminated
Fees/State Reporting	10	10	100	0	0	50	
Tax Preparation	950	950	950	475	475	500	Based on other association's cost
Insurance	3,000	3,800	4,871	4,671	4,671	4,871	Reflects agent's estimate
Management	18,000	18,000	15,000	6,574	8,625	12,000	\$6k decrease in two years.
Office supplies & Misc	250	250	250	336	336	400	Includes all admin, postage, mileage
<i>Subtotal Professional</i>	\$24,460	\$25,260	\$25,821	\$17,184	\$19,407	\$23,771	
<b>Maintenance &amp; Repair</b>							
Building repairs	7,500	7,500	5,000	7,257	7,257	5,000	Includes new recycling enclosure in 2011
Landscape & Grounds	2,800	2,780	2,000	3,000	3,000	3,000	Reflects actual need
Mechanical systems	0	0	5,000	10,623	10,623	10,000	Split from Repairs
Elevator Maintenance	4,500	2,800	2,800	3,065	3,065	3,555	Reflects contract costs
Snowplowing	4,500	4,500	4,000	1,877	2,627	3,000	Based on estimate
Building Cleaning	12,500	12,500	12,500	10,535	11,398	12,500	Windows, bathrooms & corridors
<i>Subtotal Maintenance</i>	\$31,800	\$30,080	\$31,300	\$36,356	\$37,969	\$37,055	

**Utilities**

Gas	4,500	4,500	7,000	4,822	5,922	6,500	Building boilers - common areas
Electric	0	0	11,000	4,822	6,122	7,000	Pumps, motors, common lights, elevator
Irrigation water	150	150	125	96	96	125	
Telephone - elevator	1,400	1,400	1,200	1,207	1,317	1,320	Emergency call out
Trash	2,500	2,500	2,200	1,889	2,066	2,200	Trash and recycle
Water & Sewer	3,200	4,700	3,800	3,430	3,748	3,935	Building common uses.
<i>Subtotal Utilities</i>	\$11,750	\$13,250	\$25,325	\$16,265	\$19,269	\$21,080	
Expense Total	\$68,010	\$68,590	\$82,446	\$69,805	\$76,645	\$81,906	Slight increase over 2011 projected
Contingency			\$ 8,245	\$ -	\$ -	\$ -	
Unrestricted Balance		\$6,510	\$18,995	\$28,752	\$21,914	\$13,038	
Transfer to Reserves	8000	8000	10,000	7,500	10,000	10,000	
Carry-forward			\$8,995	\$21,252	\$11,914	\$3,038	Reflects spending down carry-forward