



WestWall Lodge HOA 2011 Operating Budget

Unit #	Sq. Ft.	Rate s/f	Annual Dues	Quarterly
A101	1131	7.10	\$8,030.10	\$2,007.53
A102	1707	7.10	\$12,119.70	\$3,029.93
A103	1560	7.10	\$11,076.00	\$2,769.00
A104	1882	7.10	\$13,362.20	\$3,340.55
A201	737	7.10	\$5,232.70	\$1,308.18
A202	1714	7.10	\$12,169.40	\$3,042.35
A203	1952	7.10	\$13,859.20	\$3,464.80
A204	1880	7.10	\$13,348.00	\$3,337.00
A205	729	7.10	\$5,175.90	\$1,293.98
A206	2237	7.10	\$15,882.70	\$3,970.68
A207	1953	7.10	\$13,866.30	\$3,466.58
A208	1874	7.10	\$13,305.40	\$3,326.35
A301	1932	7.10	\$13,717.20	\$3,429.30
A302	1693	7.10	\$12,020.30	\$3,005.08
A303	2073	7.10	\$14,718.30	\$3,679.58
A304	1853	7.10	\$13,156.30	\$3,289.08
A306	2327	7.10	\$16,521.70	\$4,130.43
A307	2060	7.10	\$14,626.00	\$3,656.50
A308	1858	7.10	\$13,191.80	\$3,297.95
A401	1920	7.10	\$13,632.00	\$3,408.00
A402	1568	7.10	\$11,132.80	\$2,783.20
A403	2873	7.10	\$20,398.30	\$5,099.58
A405	2956	7.10	\$20,987.60	\$5,246.90
A406	1615	7.10	\$11,466.50	\$2,866.63
B201	2572	7.10	\$18,261.20	\$4,565.30
B202	2272	7.10	\$16,131.20	\$4,032.80
B301	2564	7.10	\$18,204.40	\$4,551.10
B302	2261	7.10	\$16,053.10	\$4,013.28
B401	3484	7.10	\$24,736.40	\$6,184.10
C101	2380	7.10	\$16,898.00	\$4,224.50
C102	2090	7.10	\$14,839.00	\$3,709.75
C103	1964	7.10	\$13,944.40	\$3,486.10
C104	1501	7.10	\$10,657.10	\$2,664.28
C201	2467	7.10	\$17,515.70	\$4,378.93
C202	2094	7.10	\$14,867.40	\$3,716.85
C203	1585	7.10	\$11,253.50	\$2,813.38
C204	1502	7.10	\$10,664.20	\$2,666.05
C205	2945	7.10	\$20,909.50	\$5,227.38
C301	2395	7.10	\$17,004.50	\$4,251.13
C302	2087	7.10	\$14,817.70	\$3,704.43
C303	1536	7.10	\$10,905.60	\$2,726.40
C304	1517	7.10	\$10,770.70	\$2,692.68
C305	2563	7.10	\$18,197.30	\$4,549.33
C401	3496	7.10	\$24,821.60	\$6,205.40
Alpine Club*	4429	7.10	\$31,445.90	\$7,861.48
Total			\$565,119.22	

*Per Declaration the Alpine Club is assessed at 65% of actual size of 6,814s/f

HOA Revenue	
Owner Operating Dues	\$565,119.22
Owner Replacement Reserve Deposit	\$100,000.00
Mt. Crested Butte Snowmelt Reimbursement	\$39,308.28
Reimbursed Expenses	\$4,544.00
Miscellaneous Revenue/Interest	\$0.00
Total HOA Revenue	\$708,971.50

HOA Operating Expenditures	
Labor-	
Total Labor	\$151,172.00
Utilities-	
Natural Gas	\$100,000.00
Electricity	\$47,000.00
Water & Sanitation	\$53,000.00
Trash Pick-up	\$3,000.00
Total Utilities	\$203,000.00
Repairs & Maintenance-	
Snow Removal	\$35,000.00
Elevator	\$20,961.00
General	\$13,000.00
Lighting	\$2,000.00
Landscape	\$15,000.00
Window Cleaning	\$11,000.00
Tool & Equipment	\$1,200.00
Roof Maintenance	\$2,000.00
R & M Garage	\$2,055.00
Janitorial Supplies	\$0.00
Cleaning Common Area Carpets	\$1,000.00
Pool & Spa Expense	\$1,844.50
Total Repairs & Maintenance	\$105,060.50
Insurance, Managemnt Fee & Income Taxes-	
Insurance	\$25,648.00
Management Fee	\$0.00
Income Tax	\$250.00
Total Ins, Managemnt Fee & Inc Taxes	\$25,898.00
Internet, Sat TV & Phone System-	
Internet, High Speed	\$4,560.00
Direct TV	\$18,480.00
Phone System & Maintenance	\$22,680.00
Internet, TV, Telephone-Old Model	\$7,771.00
Total Internet, Sat TV & Phone System	\$53,491.00
Other-	
Total Other	\$45,350.00
Reserve for Replacement	\$100,000.00
Contingency	\$25,000.00
Total Operating Expenditures	\$708,971.50