

LULU CITY
Approved 2008 Budget

	2007 Budget	Actual thru 10/31/07	Estimated Nov-Dec 2007	Estimated Total 2007 Actual	2008 Budget	% Budget Variance	Comments
OPERATING FUND							
Beginning Balance	-	13,352	1,266,779	13,352	625		
INCOME							
Operating Assessments	180,484	150,370	30,114	180,484	180,484	0%	Combining Operating Assessments and Monthly Special Assessments
Monthly Special Assessments	27,500	22,940	4,560	27,500	27,500	0%	
Reserve Fund Assessment	39,001	39,001	-	39,001	40,000	3%	In 2007, lump sum in March; in 2008 assessed monthly
Building # 6 Assessments	8,605	6,454	2,151	8,605	21,180	146%	Assessment based on prior year actuals + current year's budget; in 2008 covers garage downspout repair
Monthly Storage	2,150	1,419	230	1,649	1,700	-21%	
Dog Fees	480	-	-	-	-	n/a	Changed regulations to delete dog fees
Finance Charges	1,500	4,102	-	-	-	-100%	
Interest Income	-	57	20	77	-	0%	
Remodel Special Assessmen	-	2,499,997	-	2,499,997	-	n/a	
Remodel Loan Interest Income	-	2,433	4,866	7,299	29,196	n/a	
Window Replacement Income	-	85,112	-	85,112	-	n/a	
TOTAL INCOME	259,720	2,811,886	41,941	2,849,725	300,060	16%	
EXPENSES							
Administration Expenses							
Accounting & Administration Management	(11,520)	(10,215)	(2,055)	(12,270)	(14,520)	26%	\$1,060/mo per contract + remodel amendment adds \$150/mo permanently from August 2007
Facilities Management	(12,600)	(10,500)	(2,100)	(12,600)	(14,400)	14%	\$1,200/mo per contract
Supplemental Services Incl. Enforcement	(400)	(3,449)	(800)	(4,249)	(2,500)	525%	
Copies/Postage/Etc.	-	(50)	-	(50)	-		Combined into Supplemental Services in 2008
Corporate Filing	(25)	(10)	-	(10)	-	-100%	Included in Administration in 2008
Conference Calls and Meetings	(500)	(228)	(250)	(478)	(500)	0%	
Bank Charges	(100)	21	-	21	-	-100%	
Contributions to Home Safe	(250)	(250)	-	(250)	(250)	0%	
Total Administrative Expense:	(25,395)	(24,681)	(5,205)	(29,886)	(32,170)	27%	
Professional Fees and Taxes							
Legal Fees	(5,000)	(2,297)	-	(2,297)	(3,000)	-40%	2008 lot line repla
Tax Preparator	(500)	-	(500)	(500)	(550)	10%	Expecting bill in Nov.
Pacific Street Planter Surveying	-	(956)	-	(956)	-	n/a	unbudgeted one-time expense
Architect Fees Pacific Street Planters	-	(2,160)	(2,160)	(4,320)	-	n/a	unbudgeted one-time expense
Surveying/Fees Lot Line Replat	-	-	-	-	(2,250)	n/a	unbudgeted one-time expense
Total Professional Fee Expense:	(5,500)	(5,413)	(2,660)	(8,073)	(5,800)	5%	
Maintenance Expenses							
General Maintenance & Repairs	(18,000)	(11,715)	(5,700)	(17,415)	(18,000)	0%	2007 includes common area window repairs
Maintenance Parts and Supplies	(2,000)	(2,221)	(1,000)	(3,221)	(3,000)	50%	2008 - Add funds from light bulb account.
Carpet Cleaning	(1,000)	(350)	(350)	(700)	(1,000)	0%	
Fire Alarm Monitoring	(504)	(1,764)	(504)	(2,268)	(2,016)	300%	Masters = \$504/quarter
Fire Alarm Phone Line	(1,440)	(707)	(205)	(912)	(1,224)	-15%	Using 3 lines = \$102/month, we only need 2 of the 3 lines

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Fire Alarm Resp. & Troubleshooting	-	(1,068)	(200)	(1,268)	(700)	n/a	
Hot Tub Daily Maintenance	(5,293)	(5,001)	(1,200)	(6,201)	(7,000)	32%	2007 avg. = \$556/month
Hot Tub Repair	(2,200)	(2,146)	(250)	(2,396)	(2,200)	0%	
Window Washing (1x per year)	(5,000)	-	-	-	(5,000)	0%	None in 2007 due to remodel
Janitorial	(15,600)	(13,000)	(2,600)	(15,600)	(18,200)	17%	\$35/hr x10 hrs/wk x 52 weeks (increased from \$30/hr which was same rate since 2004)
Janitorial Supplies	(1,000)	(1,236)	(200)	(1,436)	(1,500)	50%	
Lanscaping & Irrigation	(4,500)	(3,555)	(1,000)	(4,555)	(4,500)	0%	2007 includes \$1,000 landscaping design of Pacific Street planters
Light Bulbs	(1,000)	-	-	-	-	-100%	Included in Maintenance Parts & Supplies
Snow Removal - Ground	(15,000)	(7,324)	-	(7,324)	(15,000)	0%	Covers Nov-April season
Snow Removal - Roof	(2,000)	(6,133)	-	(6,133)	(2,000)	0%	Covers Nov-April season
Snow Hauling	(1,000)	-	-	-	(1,000)	0%	Covers Nov-April season
Fire Code Compliance	-	(1,502)	-	(1,502)	-		
Total Maintenance Expenses:	(75,537)	(57,722)	(13,209)	(70,931)	(82,340)	9%	
Pool Expenses							
Pool Daily Maintenance	(1,613)	(2,604)	(578)	(3,182)	(3,472)	115%	Based on 2007 avg of \$289/month
Pool Repair	(3,500)	(2,323)	(500)	(2,823)	(3,500)	0%	
Water & Sewer Pool	(5,785)	-	-	-	-	-100%	2007 - Included in Water/Sewer Utility
Natural Gas - Pool	(8,000)	(4,265)	(2,000)	(6,265)	(6,300)	-21%	5% over 2007 actual
Total Pool Expenses:	(18,898)	(9,191)	(3,078)	(12,269)	(13,272)	-30%	
Building #6 Expenses							
Natural Gas	(6,605)	(3,202)	(1,200)	(4,402)	(4,622)	-30%	5% over 2007 actual
Boiler Annual Maintenance	(1,000)	(35)	(1,000)	(1,035)	(1,000)	0%	
Boiler Repairs	(1,000)	(2,046)	-	(2,046)	(1,000)	0%	
Garage Downspouts	-	-	-	-	(15,680)	n/a	LCE downspouts to be heated by HOA; project approved at 9/07 board meeting, allocation approved 11/07 board meeting; electrician (\$10,000) + Drywall (\$4,000) + FM Fee FC (\$1,680)
Total Boiler #6 Expenses:	(8,605)	(5,283)	(2,200)	(7,483)	(22,302)	159%	
Utility Expenses							
Electricity	(22,766)	(14,396)	(7,500)	(21,896)	(33,738)	48%	2008 - will start using electricity for roof snowmelt (4 new meters) + Bldg #6 garage heat tape
Trash Removal	(6,500)	(7,215)	(1,408)	(8,623)	(8,500)	31%	\$704/month in 2007
Water, Sewer	(7,750)	(9,336)	(4,140)	(13,476)	(14,150)	83%	5% over 2007 actual; includes Pool
Total Utility Expenses:	(37,016)	(30,947)	(13,048)	(43,995)	(56,388)	52%	
Tax/Insurance Expenses							
Tax	(50)	-	-	-	-	-100%	
Insurance	(18,850)	-	-	-	-	-100%	
D & O	-	(1,065)	-	(1,065)	(1,118)	n/a	renews 08/01/08
Umbrella	-	(1,109)	-	(1,109)	(1,164)	n/a	renews 08/01/08
Package	-	(16,128)	-	(16,128)	(16,934)	n/a	renews 08/01/08
Total Tax/Insurance Expense:	(18,900)	(18,302)	-	(18,302)	(19,217)	2%	
Special Expenses							
WestStar Loan Principa	-	-	-	-	-	n/a	
WestStar Loan Interest	(8,966)	(6,068)	-	(6,068)	-	n/a	
Contingency	(5,000)	-	-	-	-		
Total Special Expenses:	(13,966)	(6,068)	-	(6,068)	-	-100%	

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Contingency Expenses							
Total Contingency Expenses	(5,000)	(3,364)	-	(3,364)	-	n/a	Elinoff Settlement
Remodel Expenses							
Total Remodel Expenses	-	(1,270,942)	(1,131,251)	(2,402,193)	-	n/a	\$2.5 million less \$97,807 WestStar Loan payoff
Window Replacement Expenses							
Total Window Replacement Expenses	-	(85,111)	-	(85,111)	-	n/a	
Remodel Loan Interest Expense							
Total Remodel Loan Interest Expense	-	(2,433)	(4,866)	(7,299)	(29,196)	n/a	
Reserve Funding							
Total Reserve Funding Expenses	(39,000)	(39,001)	(30,670)	(69,671)	(40,000)	n/a	Additional funding from income in 2007
TOTAL EXPENSES	(252,817)	(1,558,459)	(1,206,187)	(2,764,645)	(300,685)	19%	This line was inflated in the 2007 budget by \$5,000 due to Contingency expense being double counted
OPERATING OVERAGE/SHORTFALL	6,903	1,253,427	(1,164,246)	85,080	(625)	-109%	
Ending Balance	1,300	1,266,779	102,533	98,431	(0)	-100%	
Repay WestStar Loan Principal	(1,300)	(97,807)	-	(97,807)	-	n/a	
Total Cash and Deposits	-	1,168,972	102,533	625	(0)	n/a	

Starting Retained Earnings	(93,216)			(84,455)	625	n/a	
OPERATING OVERAGE/SHORTFALL	6,903			85,080	(625)	n/a	
ENDING RETAINED EARNINGS	(86,313)			625	0	n/a	Difference is because collected funds to pay off \$97,807 US Bank Loan in 2007

RESERVE FUND (major repairs and replacements)							
Beginning Balance	40,139	27,820	67,070	27,820	97,940	144%	2007 starting balance less than budgeted due to unexpected bookkeeping entries by ASAP
DEPOSITS							
Assessment Funding	39,000	39,001	-	39,001	40,000	3%	
Funding from Income	-	-	30,670	30,670	-		Additional funding in 2007
Interest Earned	1,606	249	200	449	-	-100%	
Total Deposits	40,606	39,250	30,870	70,120	40,000	-1%	
WITHDRAWALS							
Loan to Operating	-	-	-	-	-	n/a	
Pool Room Reconfiguration & Sand Filter	-	-	-	-	(6,720)	n/a	Pool mechanical room reconfiguration & new sand filter + FM fee
Pacific Street Planter Construction	-	-	-	-	(30,000)		Will be trying to seek reimbursement for portion of this expense from Town of Telluride
Total Withdrawals	-	-	-	-	(36,720)	n/a	
OVERAGE/SHORTFALL	40,606	39,250	30,870	70,120	3,280	-92%	
Ending Balance	80,745	67,070	128,810	97,940	101,220	25%	