Cormont T#1 & T#5 HOA Budget	Total	January	February	March	April	May	June	July	August	Sept	October	November	December
Income													
Resort Fees	$447,381	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282	$37,282
HOA Dues	$2,305,519	$576,380	–	–	$576,380	–	–	$576,380	–	–	$576,380	–	–
Total Income	$2,752,899	$613,661	$37,282	$37,282	$613,661	$37,282	$37,282	$613,661	$37,282	$37,282	$613,661	$37,282	$37,282
Operating Expenses													
Operating Supplies	($92,118)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)	($7,677)
Food & Beverage	($12,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)	($1,000)
Operating Expenses	($207,469)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)	($17,289)
Insurance	($68,502)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)	($5,708)
HOA Mgmt. Services	($130,501)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)	($10,875)
Cormont Master Dues	($43,885)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)	($3,657)
Village Dues	($156,990)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)	($13,082)
Mountainside Master Dues	($2,142)	($178)	($178)	($178)	($178)	($178)	($178)	($178)	($178)	($178)	($178)	($178)	($178)
Reserve Study	($1,500)	($125)	($125)	($125)	($125)	($125)	($125)	($125)	($125)	($125)	($125)	($125)	($125)
Contract Services	($25,668)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)	($2,139)
Total	($740,774)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)	($61,731)
Building Costs													
Repairs & Maintenance	($43,594)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)	($3,633)
Elevator	($42,968)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)	($3,581)
Pest Control	($8,502)	($708)	($708)	($708)	($708)	($708)	($708)	($708)	($708)	($708)	($708)	($708)	($708)
Pool & Spa	($88,838)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)	($7,403)
Window Cleaning	($27,017)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)	($2,251)
Snow Removal & Landscaping	($7,000)	($583)	($583)	($583)	($583)	($583)	($583)	($583)	($583)	($583)	($583)	($583)	($583)
Total	($217,919)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)	($18,160)
Utilities													
Garbage & Recycling	($17,713)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)	($1,476)
Digital Utilities	($64,612)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)	($5,384)
Utilities - Electric - Common	($12,193)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)	($1,016)
Utilities - Propane	($149,885)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)	($12,490)
Utilities - Water & Sewer	($122,511)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)	($10,209)
Total	($366,914)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)	($30,576)
Labor													
Management Staff	($376,000)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)	($31,333)
Front Desk & Concierge	($409,344)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)	($34,112)
Bellstaff	($139,776)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)	($11,648)
Ski Valet	($80,640)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)	($6,720)
Maintenance	($117,424)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)	($9,785)
Security	($187,200)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)	($15,600)
Common Area Housekeeping	($116,908)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)	($9,742)
Total	($1,427,292)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)	($118,941)
Net Income	–	$384,253	($192,127)	($192,127)	$384,253	($192,127)	($192,127)	$384,253	($192,127)	($192,127)	$384,253	($192,127)	($192,127)
$ / SF	*$12.18*												