

**The Lodge at Copper Condominium Association**  
**Operating Fund 2011 Budget with 2010 budget & estimated 2010 actual**  
 July 2009 through June 2010

	<u>Jul '09 - Jun 10</u> <u>Est Actual</u>	<u>2010</u> <u>Budget</u>	<u>2011 Budget</u>	<u>Comments</u>
<b>Income</b>				
<b>OPERATING FUND INCOME</b>				
Operating Fund Assessment	140,185.80	140,178.00	140,178.00	no increase
Late Charges	148.70	0.00	0.00	
Laundry & Vending	#REF!	1,500.00	1,802.00	
Miscellaneous	0.00	0.00	0.00	
<b>Total OPERATING FUND INCOME</b>	<b>#REF!</b>	<b>141,678.00</b>	<b>141,980.00</b>	
<b>Total Income</b>	<b>#REF!</b>	<b>141,678.00</b>	<b>141,980.00</b>	
<b>Expense</b>				
<b>OPERATING FUND EXPENSE</b>				
Bank Charges	0.00	0.00	0.00	
Cable Television	15,372.90	14,924.00	15,920.00	
Dues, CMRA	1,139.50	1,114.00	1,150.00	
Dues, Fees & Subscriptions	10.00	110.00	10.00	
Gas & Electric - Common	#REF!	29,700.00	29,700.00	
Gas & Electric - Managers	#REF!	650.00	800.00	
Insurance - Building	9,307.00	9,250.00	9,350.00	
Landscaping	#REF!	1,000.00	1,500.00	
Laundry	#REF!	900.00	500.00	
Management - Building	#REF!	14,338.00	14,554.00	1.5% increase
Management - Business	#REF!	5,192.00	5,270.00	1.5% increase
Miscellaneous Expense	#REF!	1,400.00	1,400.00	
Office Supplies	136.76	200.00	200.00	
Operating Supplies	#REF!	1,500.00	1,500.00	
Postage	83.08	150.00	150.00	
Professional Fees	975.00	925.00	1,000.00	
Repairs & Maintenance	#REF!	10,000.00	10,000.00	
Repairs & Maintenance - Boiler	#REF!	3,100.00	3,100.00	
Repairs & Maintenance - Spa/Jac	#REF!	4,000.00	3,500.00	
Service Contract - Elevator	#REF!	7,000.00	6,500.00	
Service Contract - Fire	658.65	1,600.00	1,300.00	
Snow Removal	3,918.00	6,000.00	5,000.00	
Taxes - Income	0.00	50.00	0.00	
Taxes - Property	796.48	700.00	800.00	
Telephone	#REF!	2,100.00	2,600.00	
Telephone - Mgr Unit	#REF!	0.00	-140.00	
Trash Removal	#REF!	3,700.00	4,600.00	
Vending Supplies	34.20	200.00	200.00	
Water & Sewer	#REF!	21,875.00	21,516.00	
<b>Total OPERATING FUND EXPENSE</b>	<b>#REF!</b>	<b>141,678.00</b>	<b>141,980.00</b>	
<b>Total Expense</b>	<b>#REF!</b>	<b>141,678.00</b>	<b>141,980.00</b>	
<b>Fund Surplus</b>	<b>#REF!</b>	<b>0.00</b>	<b>0.00</b>	
Beginning Fund Balance 7-1-09	417.93			
Transfer to Capital Reserve Fund	(8,000.00)			
<b>Predicted Ending Fund Balance 6-30-10</b>	<b>#REF!</b>			

**The Lodge at Copper Condomi  
Operating Fund 2011 Budg  
July 2009 through June 2010**

**Income**

**OPERATING FUND INCOME**  
Operating Fund Assessment  
Late Charges  
Laundry & Vending  
Miscellaneous  
**Total OPERATING FUND INCOME**

**Total Income**

**Expense**

**OPERATING FUND EXPENSE**  
Bank Charges  
Cable Television  
Dues, CMRA  
Dues, Fees & Subscriptions  
Gas & Electric - Common  
Gas & Electric - Managers  
Insurance - Building  
Landscaping  
Laundry  
Management - Building  
Management - Business  
Miscellaneous Expense  
Office Supplies  
Operating Supplies  
Postage  
Professional Fees  
Repairs & Maintenance  
Repairs & Maintenance - Boiler  
Repairs & Maintenance - Spa/Jac  
Service Contract - Elevator  
Service Contract - Fire  
Snow Removal  
Taxes - Income  
Taxes - Property  
Telephone  
Telephone - Mgr Unit  
Trash Removal  
Vending Supplies  
Water & Sewer  
**Total OPERATING FUND EXPENSE**

**Total Expense**

**Fund Surplus**

Beginning Fund Balance 7-1-09  
Transfer to Capital Reserve Fund  
Predicted Ending Fund Balance 6-30-10

**The Lodge at Copper Condominium Association**  
**Capital Reserve Fund 2011 Budget with 2010 budget & estimated 2010 actual**

	<u>Jul '09 - Jun 10</u> <u>Est Actual</u>	<u>2010</u> <u>Budget</u>	<u>2011 Budget</u>	<u>Comments</u>
<b>Income</b>				
<b>CAPITAL RESERVE FUND INCOME</b>				
Capital Reserve Fund Assessment	4,946.20	4,946.00	4,946.00	
Interest	#REF!	0.00	0.00	
<b>Total CAPITAL RESERVE FUND INCOME</b>	<b>#REF!</b>	<b>4,946.00</b>	<b>4,946.00</b>	
<b>Total Income</b>	<b>#REF!</b>	<b>4,946.00</b>	<b>4,946.00</b>	
<b>Expense</b>				
<b>CAPITAL RESERVE EXPENSE</b>				
Asphalt	4,272.00	0.00	0.00	
Driveway & Walkways	0.00	0.00	0.00	
Dumpster Enclosure	0.00	0.00	0.00	
Elevator	1,802.61	0.00	0.00	
Entry Lobby	0.00	0.00	0.00	
Fire Alarm System	0.00	0.00	0.00	
Flat Roofing	3,991.00	0.00	0.00	
Hallway Improvements	0.00	0.00	0.00	
Hot Water Boiler	0.00	0.00	0.00	
Interior Hall Entry Doors	0.00	0.00	0.00	
Lobby Door	0.00	0.00	0.00	
Gutters	0.00	0.00	5,000.00	
Painting	0.00	0.00	0.00	
Unspecified Capital Improvement	564.57	0.00	0.00	
<b>Total CAPITAL RESERVE EXPENSE</b>	<b>10,630.18</b>	<b>0.00</b>	<b>5,000.00</b>	
<b>Total Expense</b>	<b>10,630.18</b>	<b>0.00</b>	<b>5,000.00</b>	
<b>Fund Surplus</b>	<b>#REF!</b>	<b>4,946.00</b>	<b>-54.00</b>	
<b>Beginning Fund Balance 7-1-09</b>	<b>48,847.91</b>			
<b>Transfer to Capital Reserve Fund</b>	<b>8,000.00</b>			
<b>Predicted Ending Fund Balance 6-30-10</b>	<b>56,847.91</b>			