

Rimfire Homeowners Association
Budget October 1, 2020 - September 30, 2021

	Forecast 2019/2020	Budget 2019/2020	Variance	Actual 5-YR AVG.	Proposed Budget	Change in budget
Revenue						
Fee Revenue						
Condominium fees	1,134,794	1,134,794	(0)	795,326	\$ 1,182,501.74	47,707
Interest on Cetera Prime (MR)	-	-	-	10,494	-	-
Late fee revenue	6,824	5,000	1,824	9,425	\$ 5,000.00	-
Lease Income	-	2,500	(2,500)	2,000	\$ 5,000.00	2,500
One Time Buyers Fee Income	2,500	2,000	500	3,900	\$ 2,000.00	-
Garage Parking Fee Income	-	150,000	(150,000)	-	\$ 150,000.00	-
Parking Revenues	50,442	49,201	1,241	51,370	\$ -	(49,201)
Amenity Fee	-	-	-	-	\$ 34,440.56	34,441
Work Order Income	-	-	-	-	\$ -	-
Vending Revenues	967	1,582	(615)	1,341	\$ 1,000.00	(582)
Total Income	1,195,528	1,345,077	(149,549)	873,855	\$ 1,379,942.30	34,865
Expense						
Common Expenses						
Alarm System Monitor & Maint.	2,309	4,000	(1,691)	2,995	\$ 2,962.80	(1,037)
Audit and tax preparation	3,750	3,500	250	3,519	\$ 3,500.00	-
Fire Prevention Maintenance	3,488	-	3,488	-	\$ 3,488.00	3,488
Building Maintenance-Common	10,361	4,700	5,661	8,691	\$ 4,700.00	-
Hardscaping	1,000	1,000	-	-	\$ 1,000.00	-
Insurance	42,446	44,946	(2,500)	50,706	\$ 50,833.00	5,887
Restricted Donations	2,000	2,000	-	-	\$ 2,000.00	-
Landscaping	627	500	127	178	\$ 500.00	-
Legal expense	2,120	7,500	(5,380)	2,383	\$ 7,500.00	-
Loan interest expense	(527)	505	(1,032)	19,578	\$ -	(505)
Loan principal payment - budget	2,737	2,737	0	-	\$ 7,094.01	4,357
Maintenance personnel - Common Allocation	69,833	58,091	11,742	-	\$ 83,133.62	25,043
Maintenance - Painting Project	161,018	200,000	(38,982)	40,000	\$ 150,000.00	(50,000)
Maintenance Reserve	211,000	211,000	(0)	70,000	\$ 300,000.00	89,000
Management fees	80,772	80,772	-	56,954	\$ 80,772.00	-
Meeting expense	2,824	2,415	409	1,012	\$ 2,415.00	-
Miscellaneous & Contingency	7,935	1,070	6,865	3,042	\$ 1,070.00	-
Professional Services	14,460	14,460	-	-	\$ 14,854.00	394
Pest Control	1,806	1,806	-	1,805	\$ 1,806.24	-
Snow Removal	616	-	616	569	\$ -	-
Sprinkler maintenance	12,425	8,869	3,556	10,069	\$ 8,869.00	-
Telephone	4,768	4,228	540	4,241	\$ 5,120.09	892
Total Common Expenses	637,767	654,099	(16,332)	275,743	\$ 731,617.75	77,519
LCE-R & CU3 shared expenses						
Building Maintenance-LCER	3,628	1,350	2,278	8,154	\$ 2,000.00	650
Maintenance Personnel - LCER Allocation	19,044	16,009	3,036	-	\$ 22,909.68	6,901
Carpet Cleaning	186	-	186	3,053	\$ -	-
Cleaning and Janitorial - Supplies	7,925	-	7,925	-	\$ 5,000.00	5,000
Cleaning and Janitorial - Personnel	41,366	43,493	(2,127)	30,104	\$ 52,134.50	8,642
Electricity	45,381	57,725	(12,344)	49,188	\$ 49,188.28	(8,537)
Elevator Maintenance	23,086	24,592	(1,506)	24,568	\$ 25,235.00	643
Emergency Light Inspection	-	1,500	(1,500)	7,057	\$ 1,500.00	-
Total LCE-R & CRU-3 shared expenses	140,615	144,669	(4,054)	122,124	\$ 157,967.46	13,298
Residential only by percentage						
Bad Debt Expense	-	-	-	11,936	\$ -	-
Building maintenance-Res by %	2,560	2,400	160	15,322	\$ 2,400.00	-
Maintenance Personnel - Res % Allocation	58,332	49,029	9,303	-	\$ 70,164.12	21,135
Garage repairs and maintenance	4,250	5,000	(750)	10,656	\$ 5,000.00	-
Health club maintenance	2,113	1,000	1,113	860	\$ 1,000.00	-
Hot Tub Expenses	8,637	6,769	1,868	25,886	\$ 6,769.00	-
Parking Lot Expense	496	1,029	(533)	867	\$ 1,029.00	-
Garage Parking Fee Commission or Hardware	-	20,000	(20,000)	-	\$ 20,000.00	-
Garage Parking Attendant	-	96,420	(96,420)	-	\$ 29,378.54	(67,041)
Preventive Maintenance Programs	7,007	11,095	(4,088)	18,583	\$ 7,000.00	(4,095)
Purchases laundry vending	-	273	(273)	594	\$ 273.00	-
Water and Sewer	160,960	161,043	(83)	135,343	\$ 161,043.42	-
Total Residential only by percentage	244,356	354,058	(109,703)	220,047	\$ 304,057.09	(50,001)
Residential only split equally						
Internet service	83,583	83,583	0	50,347	\$ 86,257.00	2,674

Propane	34,148	53,500	(19,352)	47,955	\$	43,500.00	(10,000)
Satellite TV	35,885	28,635	7,250	26,776	\$	30,012.00	1,377
Trash Removal Common	1,399	1,399	(0)	1,399	\$	1,399.00	-
Telephone service	-	-	-	33,355	\$	-	-
Trash removal residential	25,135	25,132	3	25,137	\$	25,132.00	-
Total Residential only split equally	180,150	192,249	(12,099)	184,969	\$	186,300.00	(5,949)
Total Expenses	1,202,888	1,345,076	(142,188)	802,882	\$	1,379,942.30	34,867
Other Income/Expense							
Monthly Deck Assessments Income - Due from Owners					\$	46,632.24	
Association Minimum Deck Loan Payments					\$	(18,833.28)	
Association Additional Deck Loan Pymts					\$	(27,798.96)	
Total Other Income/Expense					\$	-	
Net Income	(7,360)	2	(7,362)	70,974	\$	-	(2)

**Rimfire Homeowners Association
Monthly Fee Schedule**

Unit #	Unit Description	2020/21 Condo fee	2019/20 Condo fee	Change in monthly fee	% Change
101	D Studio	583.64	563.38	20.26	3.6%
102	D Studio	583.64	563.38	20.26	3.6%
103	A One Bedroom	653.76	629.98	23.78	3.8%
104	A One Bedroom	653.76	629.98	23.78	3.8%
106	C1 Two Bedroom	1,040.92	997.70	43.22	4.3%
107	B Two Bedroom	1,018.56	976.47	42.09	4.3%
141	E Junior Studio	457.64	443.70	13.93	3.1%
142	A1 One Bedroom	655.79	631.91	23.88	3.8%
143	A2 One Bedroom	664.93	640.59	24.34	3.8%
144	E3 Junior Studio	457.64	443.70	13.93	3.1%
145	A One Bedroom	653.76	629.98	23.78	3.8%
146	A One Bedroom	653.76	629.98	23.78	3.8%
147	A One Bedroom	653.76	629.98	23.78	3.8%
148	E Junior Studio	457.64	443.70	13.93	3.1%
150	B Two Bedroom (Alternate)	1,018.56	976.47	42.09	4.3%
152	C2 Two Bedroom (Alternate)	1,017.54	975.50	42.04	4.3%
153	D1 Studio	583.64	563.38	20.26	3.6%
154	C2 Two Bedroom	1,017.54	975.50	42.04	4.3%
156	A One Bedroom	653.76	629.98	23.78	3.8%
157	E Junior Studio	457.64	443.70	13.93	3.1%
158	E Junior Studio	457.64	443.70	13.93	3.1%
159	A One Bedroom	653.76	629.98	23.78	3.8%
160	A One Bedroom	653.76	629.98	23.78	3.8%
161	A One Bedroom	653.76	629.98	23.78	3.8%
162	D Studio	583.64	563.38	20.26	3.6%
201	E Junior Studio	457.64	443.70	13.93	3.1%
202	A1 One Bedroom	655.79	631.91	23.88	3.8%
203	A1 One Bedroom	655.79	631.91	23.88	3.8%
204	E Junior Studio	457.64	443.70	13.93	3.1%
205	A One Bedroom	653.76	629.98	23.78	3.8%
206	D Studio	583.64	563.38	20.26	3.6%
207	D Studio	583.64	563.38	20.26	3.6%
208	A One Bedroom	653.76	629.98	23.78	3.8%
209	A One Bedroom	653.76	629.98	23.78	3.8%
211	C1 Two Bedroom	1,040.92	997.70	43.22	4.3%
213	B Two Bedroom	1,018.56	976.47	42.09	4.3%
215	C Two Bedroom	1,017.54	975.50	42.04	4.3%
216	D1 Studio	583.64	563.38	20.26	3.6%
217	C Two Bedroom	1,017.54	975.50	42.04	4.3%
219	A One Bedroom	653.76	629.98	23.78	3.8%
220	E Junior Studio	457.64	443.70	13.93	3.1%
221	E1 Junior Studio	499.30	483.27	16.02	3.3%
222	A One Bedroom	653.76	629.98	23.78	3.8%
223	A One Bedroom	653.76	629.98	23.78	3.8%
224	E Junior Studio	457.64	443.70	13.93	3.1%
225	A One Bedroom	653.76	629.98	23.78	3.8%
226	E Junior Studio	457.64	443.70	13.93	3.1%
227	E Junior Studio	457.64	443.70	13.93	3.1%
228	A One Bedroom	653.76	629.98	23.78	3.8%
241	E Junior Studio	457.64	443.70	13.93	3.1%
242	A1 One Bedroom	655.79	631.91	23.88	3.8%
243	A1 One Bedroom	655.79	631.91	23.88	3.8%
244	E2 Junior Studio	457.64	443.70	13.93	3.1%
245	A One Bedroom	653.76	629.98	23.78	3.8%
246	A One Bedroom	653.76	629.98	23.78	3.8%
247	A One Bedroom	653.76	629.98	23.78	3.8%
248	E Junior Studio	457.64	443.70	13.93	3.1%
250	B Two Bedroom	1,018.56	976.47	42.09	4.3%
252	C2 Two Bedroom	1,017.54	975.50	42.04	4.3%
253	D1 Studio	583.64	563.38	20.26	3.6%
254	C2 Two Bedroom	1,017.54	975.50	42.04	4.3%
256	A One Bedroom	653.76	629.98	23.78	3.8%
257	E Junior Studio	457.64	443.70	13.93	3.1%
258	E Junior Studio	457.64	443.70	13.93	3.1%
259	A One Bedroom	653.76	629.98	23.78	3.8%
260	A One Bedroom	653.76	629.98	23.78	3.8%
261	A One Bedroom	653.76	629.98	23.78	3.8%
262	D Studio	583.64	563.38	20.26	3.6%
301	E Junior Studio	457.64	443.70	13.93	3.1%
302	A1 One Bedroom	655.79	631.91	23.88	3.8%
303	A1 One Bedroom	655.79	631.91	23.88	3.8%
304	E Junior Studio	457.64	443.70	13.93	3.1%
305	A One Bedroom	653.76	629.98	23.78	3.8%
306	D Studio	583.64	563.38	20.26	3.6%
307	D Studio	583.64	563.38	20.26	3.6%
308	A One Bedroom	653.76	629.98	23.78	3.8%
309	A One Bedroom	653.76	629.98	23.78	3.8%
311	C1 Two Bedroom	1,040.92	997.70	43.22	4.3%
313	B Two Bedroom	1,018.56	976.47	42.09	4.3%
315	C Two Bedroom	1,017.54	975.50	42.04	4.3%
316	D1 Studio	583.64	563.38	20.26	3.6%
317	C Two Bedroom	1,017.54	975.50	42.04	4.3%

7,845.07

7,003.68

319	A One Bedroom	653.76	629.98	23.78	3.8%
320	E Junior Studio	457.64	443.70	13.93	3.1%
321	E1 Junior Studio	499.30	483.27	16.02	3.3%
322	A One Bedroom	653.76	629.98	23.78	3.8%
323	A One Bedroom	653.76	629.98	23.78	3.8%
324	E Junior Studio	457.64	443.70	13.93	3.1%
325	A One Bedroom	653.76	629.98	23.78	3.8%
326	E Junior Studio	457.64	443.70	13.93	3.1%
327	E Junior Studio	457.64	443.70	13.93	3.1%
328	A One Bedroom	653.76	629.98	23.78	3.8%
341	E Junior Studio	457.64	443.70	13.93	3.1%
342	A1 One Bedroom	655.79	631.91	23.88	3.8%
343	A1 One Bedroom	655.79	631.91	23.88	3.8%
344	E Junior Studio	457.64	443.70	13.93	3.1%
345	A One Bedroom	653.76	629.98	23.78	3.8%
346	A One Bedroom	653.76	629.98	23.78	3.8%
347	A One Bedroom	653.76	629.98	23.78	3.8%
348	E Junior Studio	457.64	443.70	13.93	3.1%
350	B Two Bedroom	1,018.56	976.47	42.09	4.3%
352	C2 Two Bedroom	1,017.54	975.50	42.04	4.3%
353	D1 Studio	583.64	563.38	20.26	3.6%
354	C2 Two Bedroom	1,017.54	975.50	42.04	4.3%
356	A One Bedroom	653.76	629.98	23.78	3.8%
357	E Junior Studio	457.64	443.70	13.93	3.1%
358	E Junior Studio	457.64	443.70	13.93	3.1%
359	A One Bedroom	653.76	629.98	23.78	3.8%
360	A One Bedroom	653.76	629.98	23.78	3.8%
361	A One Bedroom	653.76	629.98	23.78	3.8%
362	D Studio	583.64	563.38	20.26	3.6%
405	A One Bedroom	653.76	629.98	23.78	3.8%
406	D Studio	583.64	563.38	20.26	3.6%
407	D Studio	583.64	563.38	20.26	3.6%
408	A One Bedroom	653.76	629.98	23.78	3.8%
409	A One Bedroom	653.76	629.98	23.78	3.8%
411	C1 Two Bedroom	1,040.92	997.70	43.22	4.3%
413	B Two Bedroom	1,018.56	976.47	42.09	4.3%
416	D1 Studio	583.64	563.38	20.26	3.6%
419	A One Bedroom	653.76	629.98	23.78	3.8%
420	E Junior Studio	457.64	443.70	13.93	3.1%
421	E1 Junior Studio	499.30	483.27	16.02	3.3%
422	A One Bedroom	653.76	629.98	23.78	3.8%
423	A One Bedroom	653.76	629.98	23.78	3.8%
424	E Junior Studio	457.64	443.70	13.93	3.1%
425	A One Bedroom	653.76	629.98	23.78	3.8%
426	E Junior Studio	457.64	443.70	13.93	3.1%
427	E Junior Studio	457.64	443.70	13.93	3.1%
428	A One Bedroom	653.76	629.98	23.78	3.8%
445	A One Bedroom	653.76	629.98	23.78	3.8%
446	A One Bedroom	653.76	629.98	23.78	3.8%
447	A One Bedroom	653.76	629.98	23.78	3.8%
448	E Junior Studio	457.64	443.70	13.93	3.1%
450	B Two Bedroom	1,018.56	976.47	42.09	4.3%
453	D1 Studio	583.64	563.38	20.26	3.6%
456	A + E Two Bedroom	1,001.28	960.06	41.23	4.3%
458	E Junior Studio	457.64	443.70	13.93	3.1%
459	A One Bedroom	653.76	629.98	23.78	3.8%
460	A One Bedroom	653.76	629.98	23.78	3.8%
461	A One Bedroom	653.76	629.98	23.78	3.8%
462	D Studio	583.64	563.38	20.26	3.6%
Subtotal condominiums		92,393.96	89,030.38	3,363.58	3.8%
Commercial Unit 1- Foxfire Grill		2,111.28	1,900.56	210.71	11.1%
Commercial Unit 2- Full Tilt Mtn Kids		2,830.55	2,548.06	282.50	11.1%
Commercial Unit 3- Snowshoe owned areas		162.20	147.46	14.74	10.0%
Commercial Unit 4 Starbucks		1,043.82	939.65	104.18	11.1%
Subtotal commercial		6,147.85	5,535.73	612.12	11.1%
Monthly total		98,541.81	94,566.10	822.83	4.2%
Yearly total fee per this sheet		1,182,501.74	1,134,793.25	9,874.01	4.2%
Total per budget worksheet		1,182,501.74	1,134,793.25		
Difference		-	-		
Minimum residential fee		457.64	443.70	13.93	3.1%
Maximum residential fee		1,040.92	997.70	43.22	4.3%