Vail's Mountain Haus at the Covered Bridge
2016 - 2017 Association Budget
Starting November 1, 2016; ending October 31, 2017

Exhibit F

	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	"16/17" Budgeted Totals	"15/16" Budgeted Totals	Variance $$
REVENUES															
Common Assessments	79,389	79,389	79,389	79,389	79,389	79,389	79,389	79,389	79,389	79,389	79,389	79,389	**952,668**	**952,668**	0
Other Income	50	50	50	50	50	50	50	50	50	50	50	50	**600**	**600**	0
Total Revenues	79,439	79,439	79,439	79,439	79,439	79,439	79,439	79,439	79,439	79,439	79,439	79,439	**953,268**	**953,268**	**0**
COMMON EXPENSES															
Utilities:															
Electricity	2,540	5,080	7,450	5,280	4,675	4,970	3,440	3,650	3,460	3,940	3,470	2,433	**50,388**	**49,289**	1,099
Gas	3,458	4,724	6,898	7,839	9,913	6,032	4,350	3,850	2,379	2,734	2,700	2,750	**57,628**	**59,889**	(2,261)
Water & Sewer	5,500	5,750	7,000	7,400	7,100	6,600	6,200	6,000	6,500	6,000	5,700	5,500	**75,250**	**68,915**	6,335
Total Utilities	11,498	15,554	21,348	20,519	21,688	17,602	13,990	13,500	12,339	12,674	11,870	10,683	**183,266**	**178,093**	**5,173**
Maintenance:															
Elevator	1,700	1,700	1,751	1,751	1,751	1,751	1,751	1,751	1,751	1,751	1,751	1,751	**20,910**	**20,910**	0
Plumbing & Electrical	100	100	100	100	100	100	100	100	100	100	100	100	**1,200**	**1,200**	0
Swimming Pool & Spa	500	500	500	500	500	500	500	500	350	350	100	-	**4,800**	**4,800**	0
General Maintenance	18,400	7,450	7,950	6,700	7,200	7,100	6,700	7,350	12,900	6,200	6,450	4,663	**99,063**	**93,430**	5,633
Trash Removal	1,500	1,750	2,050	1,950	2,050	2,000	1,850	2,000	1,900	1,900	1,800	1,700	**22,450**	**22,450**	0
Decorating	500	800	900	-	-	-	500	750	750	-	-	-	**4,200**	**4,200**	0
Tools & Supplies	250	250	-	-	-	-	250	-	-	-	-	250	**1,000**	**1,000**	0
Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**-**	0
Total Repairs & Maintenance	22,950	12,550	13,251	11,001	11,601	11,451	11,651	12,451	17,751	10,301	10,201	8,464	**153,623**	**147,990**	**5,633**
General & Adminstrative:															
Legal & Accounting	695	11,095	11,195	695	695	1,695	695	695	695	695	1,395	695	**30,940**	**30,320**	620
Directors Expenses	-	-	5,320	-	-	-	4,070	-	-	-	-	2,570	**11,960**	**10,600**	1,360
Insurance (Building & Director Liability)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	3,950	-	-	**66,950**	**66,950**	0
Condotel Reimbursement	35,334	35,334	35,334	35,334	35,334	35,334	35,334	35,334	35,334	35,334	35,334	35,334	**424,005**	**442,020**	(18,015)
Office Expense (allocation condotel)	600	600	600	600	600	600	600	600	600	600	600	600	**7,200**	**7,200**	0
Company Car (electric vehicle)	250	-	-	-	-	-	-	250	-	100	-	-	**600**	**600**	0
Cable Television Conference Room A&B	150	150	150	150	150	150	150	150	150	150	150	150	**1,800**	**1,800**	0
Cable Television Fitness Room	315	315	315	315	315	315	315	315	315	315	315	315	**3,780**	**-**	3,780
401 K Matching Program	650	1,600	2,200	650	650	2,200	650	675	2,225	675	675	2,225	**15,075**	**14,475**	600
Real Estate Taxes Unit 107	-	-	-	-	-	-	3,500	-	-	-	-	-	**3,500**	**3,500**	0
Postage (allocation condotel)	60	60	60	60	60	60	60	60	60	60	60	60	**720**	**720**	0
Telephone (allocation condotel)	410	410	410	410	410	410	410	410	410	410	410	410	**4,920**	**4,920**	0
Copying Expense (allocation condotel)	65	65	65	65	65	65	65	65	65	65	65	65	**780**	**780**	0
Parking Passes (Managers)	20,850	-	-	-	-	-	-	-	-	-	-	-	**20,850**	**20,000**	850
Computer (allocation condotel)	900	900	900	900	900	900	900	900	900	900	900	900	**10,800**	**10,800**	0
Computer Hardware & Software	-	-	-	-	-	-	750	-	-	-	-	750	**1,500**	**1,500**	0
Managers Incentive	-	-	-	-	-	-	-	-	-	-	-	11,000	**11,000**	**11,000**	0
Contingency/Others	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**-**	0
Total General & Administrative	67,279	57,529	63,549	46,179	46,179	48,729	54,499	46,454	47,754	43,254	39,904	55,074	**616,380**	**627,185**	**(10,805)**
Total Expenses	101,727	85,633	98,148	77,699	79,468	77,782	80,139	72,404	77,843	66,228	61,975	74,221	**953,268**	**953,268**	**(0)**
Net Surplus (Deficit)	(22,288)	(6,194)	(18,709)	1,740	(29)	1,657	(700)	7,035	1,596	13,211	17,464	5,218	**0**	**0**	-