

Lulu City Condominium Association, Inc.
Operating Fund
2023 Budget

	Approved 2022 Budget	Approved 2023 Budget	Change to PY Budget	Percentage Chg to PY Bud
Ordinary Income/Expense				
Income				
50000 · Operating Income				
51380 · Misc Revenue	-	-	-	#DIV/0!
50010 · Operating Dues	264,465.50	275,000.00	10,534.50	4%
50040 · Monthly Storage	2,010.00	4,500.00	2,490.00	124%
50060 · Finance Charges	500.00	500.00	-	0%
50065 · Interest Income Operating	10.00	10.00	-	0%
53100 · Returned Check Charges	-	-	-	#DIV/0!
50000 · Operating Income - Other	-	-	-	#DIV/0!
Total 50000 · Operating Income	266,985.50	280,010.00	13,024.50	5%
Expense				
60000 · Administrative Expenses				
60007 · Dues & Fees	50.00	50.00	-	0%
60005 · Office Supplies	100.00	100.00	-	0%
60010 · Accounting Services	11,000.00	11,000.00	-	0%
60020 · Property Management	16,000.00	16,000.00	-	0%
60030 · Supplemental Services	50.00	50.00	-	0%
60060 · Conference Call and Meetings	300.00	300.00	-	0%
60070 · Bank Service Charges	150.00	150.00	-	0%
60080 · Dog Program	60.00	60.00	-	0%
Total 60000 · Administrative Expenses	27,710.00	27,710.00	-	0%
61000 · Professional Fees and Taxes				
61010 · Legal Fees	2,000.00	2,000.00	-	0%
61020 · Tax Preparation	400.00	400.00	-	0%
Total 61000 · Professional Fees and Taxes	2,400.00	2,400.00	-	0%
62000 · Maintenance Expenses				
62010 · General Maintenance and Repairs	18,000.00	19,500.00	1,500.00	8%
62020 · Maintenance Parts and Supplies	3,000.00	3,000.00	-	0%
62030 · Carpet Cleaning	1,750.00	1,750.00	-	0%
62040 · Fire Alarm System Monitoring	2,800.00	3,300.00	500.00	18%
62050 · Fire Alarm Phone Line	2,550.00	4,100.00	1,550.00	61%
62060 · Fire Alarm Response Maint & Battery	1,200.00	1,200.00	-	0%
62070 · Fire Alarm Annual Inspection	3,360.00	3,360.00	-	0%
62120 · Janitorial	18,200.00	18,200.00	-	0%
62121 Janitorial Supplies	-	-	-	#DIV/0!
62130 · Landscaping & Irrigation	5,900.00	5,900.00	-	0%
62135 · Pool & Hot Tub Maintenance				
62135.3 · Pool & Hot Tub Maintenance -Opening	-	9,125.00	9,125.00	100%
62135.0 · Pool & Hot Tub Maintenance	11,000.00	6,000.00	(5,000.00)	-45%
62135.1 · Pool & Hot Tub Supplies	1,200.00	2,500.00	1,300.00	108%
62135.2 · Pool & Hot Tub Closing Service	7,300.00	9,125.00	1,825.00	25%
62135 · Pool & Hot Tub Maintenance - Other	-	-	-	#DIV/0!
Total 62135 · Pool & Hot Tub Maintenance	19,500.00	26,750.00	7,250.00	37%

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62136 · Pool Repair	-	1,500.00	1,500.00	#DIV/0!
62137 · Hot Tub Repair	-	750.00	750.00	#DIV/0!
62140 · Painting	1,000.00	1,000.00	-	0%
62155 · Roof Maintenance	630.00	630.00	-	0%
62160 · Sewer Cleanout	1,000.00	1,000.00	-	0%
62200 · Snow Removal - Ground	11,500.00	11,500.00	-	0%
62210 · Snow Removal - Roof	12,000.00	12,000.00	-	0%
62230 · Snow Removal - Hauling	1,500.00	1,500.00	-	0%
62300 · Window Washing	3,000.00	3,300.00	300.00	10%
69540 Loan Int Pmts to Alpine	-	-	-	#DIV/0!
6201 Maintenance - Other	350.00	350.00	-	0%
62900 · Backflow Test and Inspection	350.00	350.00	-	0%
Total 62000 · Maintenance Expenses	107,590.00	120,940.00	13,350.00	12%
65000 · Utility Expenses				
65010 · Electricity				
65010.1 · Roof Snowmelt	15,000.00	15,000.00	-	0%
65010.2 · Common Area Electricity	16,000.00	22,000.00	6,000.00	38%
65010 · Electricity - Other Pool	6,000.00	-	(6,000.00)	-100%
Total 65010 · Electricity	37,000.00	37,000.00	-	0%
65020 · Trash & Recycling Service	15,144.00	13,800.00	(1,344.00)	-9%
65030 · Water, Sewer	34,000.00	43,000.00	9,000.00	26%
65040 · Natural Gas - Pool 124727	24,000.00	16,000.00	(8,000.00)	-33%
Total 65000 · Utility Expenses	110,144.00	109,800.00	(344.00)	0%
66000 · Tax and Insurance Expenses				
66020 · Insurance				
66020.1 · Package (Oct.)	18,000.00	19,200.00	1,200.00	7%
66020.2 · Umbrella (Oct.)	950.00	950.00	-	0%
Total 66020 · Insurance	18,950.00	20,150.00	1,200.00	6%
Total 66000 · Tax and Insurance Expenses	18,950.00	20,150.00	1,200.00	6%
69500 · Special Expenses				
69540 · Loan Interest Pmts to Alpine	-	-	-	#DIV/0!
Total 69500 · Special Expenses	-	-	-	#DIV/0!
Total Expense	266,794.00	281,000.00	14,206.00	5%
Net Ordinary Income	191.50	(990.00)	(1,181.50)	

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Other Income/Expense				
Beautification Donations	(11,000.00)	-	11,000.00	-100%
Total Other Income	(11,000.00)	-	11,000.00	-100%
Other Income				
77000 · Insurance Claims Income				
2021 Water Damage	-	-	-	#DIV/0!
2022 Garage Repairs	-	-	-	#DIV/0!
Other Expenses			-	
7990 · Reserve Income and Expenses	(36,100.00)		36,100.00	-100%
7991 Reserve Funds Used for Capital (DS Prin & Int)	(68,856.00)	(58,823.04)	10,032.96	-15%
LOC Payment (principal & interest)	68,856.00	58,823.04	(10,032.96)	-15%
80010 · Parking Garage Accident-Repair	-	-	-	#DIV/0!
Pool Area Beautification	11,000.00	-	(11,000.00)	-100%
Water Damage	-	-	-	#DIV/0!
Bike Rack	-	-	-	#DIV/0!
Dumpster Shed	-	-	-	#DIV/0!
Soffit Project	-	-	-	#DIV/0!
Exterior Door Replacement	-	-	-	#DIV/0!
Pool Upgrade	-	-	-	#DIV/0!
7998 · Balconys & Supports	36,100.00		(36,100.00)	-100%
Total 7990 · Reserve Income and Expenses	-	-	-	#DIV/0!
Total Other Expense	11,000.00	-	11,000.00	100%
Net Other Income	-	-	(11,000.00)	#DIV/0!
Net Income	191.50	(990.00)	(12,181.50)	

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Lulu City Condominium Association, Inc.

Capital Reserve

2023 Budget

	2022	2023	Change to	Percentage
	Budget	Budget	PY Budget	Chg to PY Bud
Income				
53000 · Reserve Fund Income				
53030 · Reserve Fund Assessment	68,856.00	68,856.00	17,214.18	75.00%
53040 · Interest Reserves MM & CD	0.00	0.00	(0.07)	0.00%
Total 53000 · Reserve Fund Income	<u>68,856.00</u>	<u>68,856.00</u>	<u>17,214.11</u>	<u>75.00%</u>
Expense				
7990 · Reserve Income and Expenses				
Transfer to Ops for DS on Pool	68,856.00	58,823.00		
7991 Reserve Funds Used for Capital & DS	236,100.00	0.00	(132,534.63)	292.48%
Total 7990 · Reserve Income and Expenses	<u>304,956.00</u>	<u>58,823.00</u>	<u>-132,534.63</u>	<u>66.04%</u>
Net Income	<u><u>(236,100.00)</u></u>	<u><u>10,033.00</u></u>	<u><u>(265,069.26)</u></u>	

Lulu City Condominium Association, Inc.
Building 6
Budget 2023

	<u>2022</u>	<u>2023</u>	<u>Change to</u>	<u>Percentage</u>
	<u>Budget</u>	<u>Budget</u>	<u>PY Budget</u>	<u>Chg to PY Bud</u>
Ordinary Income/Expense				
Income				
50090 · Building #6 Assessments	6,800.00	6,800.00	0.00	0.00%
Total 50000 · Operating Income	<u>6,800.00</u>	<u>6,800.00</u>	<u>0.00</u>	<u>0.00%</u>
Expense				
64000 · Building # 6 Expenses				
64006 · Current Year Overage/Shortage	0.00	0.00	0	0.00%
64010 · Building #6 Natural Gas 124728	3,500.00	3,500.00	0	0.00%
64020 · Building # 6 Boiler Annual Maint	800.00	800.00	0.00	0.00%
64030 · Building # 6 Boiler Repairs	2,500.00	2,500.00	0.00	0.00%
Total 64000 · Building # 6 Expenses	<u>6,800.00</u>	<u>6,800.00</u>	<u>0.00</u>	<u>0.00%</u>
Net Building 6 Revenue & Expenses	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	

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Type of Assessment	Annual	Monthly
Operating Assessments	\$ 275,000.00	\$ 22,916.67
Reserve Fund Assessments	\$ 68,856.00	\$ 5,738.00
Building #6 Operating Assessments	\$ 6,800.00	\$ 566.67
Total Assessments	\$ 350,656.00	\$ 29,221.33

\$3,623.26

Unit	Platted Square Footage	Allocation	2022 Annual Operating Dues	2022 Annual Reserve Dues	Building 6 Allocation	2022 Bldg #6 Assessment	2022 Annual Assesments	2023 Annual Operating Dues	2023 Annual Reserve Dues	Building 6 Allocation	2023 Bldg #6 Assessments	2023 Annual Assessments	Annual Difference
3A	480.00	1.0870%	\$ 2,874.78	\$ 748.48			\$ 3,623.26	\$ 2,989.30	\$ 748.48			\$ 3,737.77	\$ 114.51
3B	480.00	1.0870%	2,874.78	748.48			3,623.26	2,989.30	748.48			3,737.77	114.51
3C	1,290.01	2.9214%	7,726.04	2,011.55			9,737.59	8,033.80	2,011.55			10,045.34	307.75
3D	1,267.47	2.8703%	7,591.05	1,976.40			9,567.45	7,893.42	1,976.40			9,869.82	302.38
3E	1,295.56	2.9339%	7,759.28	2,020.20			9,779.48	8,068.36	2,020.20			10,088.56	309.08
3F	1,266.09	2.8672%	7,582.78	1,974.25			9,557.03	7,884.83	1,974.25			9,859.08	302.05
3G	1,511.26	3.4224%	9,051.14	2,356.55			11,407.69	9,411.67	2,356.55			11,768.22	360.54
4A	1,276.41	2.8906%	7,644.59	1,990.34			9,634.93	7,949.10	1,990.34			9,939.44	304.51
4B	1,295.18	2.9331%	7,757.01	2,019.61			9,776.61	8,065.99	2,019.61			10,085.60	308.99
4C	1,276.51	2.8908%	7,645.19	1,990.49			9,635.68	7,949.72	1,990.49			9,940.22	304.53
4D	1,296.69	2.9365%	7,766.05	2,021.96			9,788.01	8,075.40	2,021.96			10,097.36	309.35
4E	1,172.28	2.6548%	7,020.94	1,827.97			8,848.91	7,300.61	1,827.97			9,128.58	279.67
4H	877.48	1.9872%	5,255.35	1,368.28			6,623.62	5,464.68	1,368.28			6,832.96	209.34
5A	913.19	2.0680%	5,469.22	1,423.96			6,893.18	5,687.07	1,423.96			7,111.03	217.86
5B	1,202.08	2.7223%	7,199.42	1,874.43			9,073.85	7,486.19	1,874.43			9,360.63	286.78
5C	909.84	2.0604%	5,449.15	1,418.74			6,867.89	5,666.21	1,418.74			7,084.95	217.06
5D	1,227.88	2.7807%	7,353.94	1,914.66			9,268.60	7,646.87	1,914.66			9,561.53	292.93
5E	659.35	1.4932%	3,948.94	1,028.14			4,977.08	4,106.23	1,028.14			5,134.38	157.30
5F	995.10	2.2535%	5,959.79	1,551.68			7,511.47	6,197.18	1,551.68			7,748.87	237.40
5G	991.07	2.2444%	5,935.65	1,545.40			7,481.05	6,172.09	1,545.40			7,717.49	236.44
5H	837.15	1.8958%	5,013.80	1,305.39			6,319.19	5,213.52	1,305.39			6,518.91	199.72
6A	1,195.30	2.7069%	7,158.81	1,863.86	5.52%	\$ 375.66	9,398.39	7,443.97	1,863.86	5.52%	\$ 375.66	9,683.54	285.16
6B	1,219.49	2.7617%	7,303.69	1,901.58	5.64%	383.26	9,588.59	7,594.62	1,901.58	5.64%	383.26	9,879.51	290.93
6C	1,216.85	2.7557%	7,287.88	1,897.47	5.62%	382.43	9,567.83	7,578.18	1,897.47	5.62%	382.43	9,858.13	290.30
6D	1,216.79	2.7556%	7,287.52	1,897.37	5.62%	382.41	9,567.36	7,577.80	1,897.37	5.62%	382.41	9,857.64	290.28
6E	1,350.04	3.0573%	8,085.57	2,105.15	6.24%	424.29	10,615.07	8,407.64	2,105.15	6.24%	424.29	10,937.15	322.07
6F	1,189.75	2.6943%	7,125.57	1,855.21	5.50%	373.91	9,354.75	7,409.41	1,855.21	5.50%	373.91	9,638.58	283.83
6G	1,215.01	2.7515%	7,276.86	1,894.60	5.62%	381.85	9,553.36	7,566.72	1,894.60	5.62%	381.85	9,843.22	289.86
6H	1,220.21	2.7633%	7,308.00	1,902.70	5.64%	383.48	9,594.25	7,599.10	1,902.70	5.64%	383.48	9,885.35	291.10
6I	1,289.36	2.9199%	7,722.15	2,010.53	5.96%	405.22	10,137.96	8,029.75	2,010.53	5.96%	405.22	10,445.56	307.60
6J	1,233.56	2.7935%	7,387.96	1,923.52	5.70%	387.68	9,699.22	7,682.24	1,923.52	5.70%	387.68	9,993.50	294.29
6K	1,064.83	2.4114%	6,377.41	1,660.42	4.92%	334.65	8,372.53	6,631.44	1,660.42	4.92%	334.65	8,626.56	254.03
6L	1,058.97	2.3982%	6,342.31	1,651.28	4.89%	332.81	8,326.45	6,594.95	1,651.28	4.89%	332.81	8,579.09	252.63
6M	1,222.08	2.7675%	7,319.20	1,905.62	5.65%	384.07	9,608.95	7,610.75	1,905.62	5.65%	384.07	9,900.50	291.55
6N	1,222.13	2.7677%	7,319.50	1,905.70	5.65%	384.09	9,609.34	7,611.06	1,905.70	5.65%	384.09	9,900.90	291.56
6O	1,218.84	2.7602%	7,299.80	1,900.57	5.63%	383.05	9,583.47	7,590.57	1,900.57	5.63%	383.05	9,874.25	290.77
6P	1,217.84	2.7579%	7,293.81	1,899.01	5.63%	382.74	9,575.61	7,584.34	1,899.01	5.63%	382.74	9,866.15	290.54
6Q	1,221.61	2.7665%	7,316.39	1,904.89	5.65%	383.92	9,605.25	7,607.82	1,904.89	5.65%	383.92	9,896.69	291.43
6R	1,064.29	2.4102%	6,374.18	1,659.57	4.92%	334.48	8,368.28	6,628.08	1,659.57	4.92%	334.48	8,622.19	253.90
39	44,157.55	100.0000%	\$ 264,465.50	\$ 68,856.00	100.00%	\$ 6,800.00	\$ 340,122.53	\$ 275,000.00	\$ 68,856.00	100.00%	\$ 6,800.00	\$ 350,657.00	\$ 10,534.50