

ALPENGLow LOFTS**PROPOSED ASSOCIATION BUDGET - JANUARY 19, 2006**

Total Heated Square Footage
Including Common Area: **24,184**

ADMINISTRATIVE EXPENSES

Management Fee	\$10,000
Accounting - Audit & Tax Prep	\$300
Bank Charges/Office Supplies	\$250
Legal	\$750
BOD/Annual Meeting Expense	\$200
Insurance	\$7,500
Miscellaneous	<u>\$200</u>

TOTAL ADMINISTRATIVE EXPENSE: \$19,200

COMMON EXPENSE

Cable TV	\$6,000
Grounds Maintenance - General	\$1,500
Landscape - Labor	\$1,500
Landscape - Materials	\$500
Building Maintenance - Labor	\$2,500
Building Maintenance - Materials	\$1,500
Water & Sewer	\$9,000
Electric	\$3,500
Snow Melt System	\$12,000
Snow Removal	\$2,500
Trash Removal	\$3,500
Holiday Decorations	\$3,500
Window Cleaning	<u>\$2,000</u>

TOTAL COMMON EXPENSE: \$49,500

RESERVES @ \$.25 PSF: \$5,096

TOTAL ESTIMATED OPERATING EXPENSE: \$68,700

<u>UNIT</u>	<u>SQ. FTG.</u>	<u>MONTHLY</u>
Commercial #1	1712	\$480.79
Commercial #2	1007	\$282.80
Commercial #3	907	\$254.72
Commercial #4	1354	\$380.25
Commercial #5	897	\$251.91
Commercial #6	781	\$219.33
Employee Unit #1A	856	\$240.39
Employee Unit #1B	647	\$181.70
2A	1181	\$331.66
2B	1441	\$404.68
2C	1193	\$335.03
2D	1597	\$448.49
2E	1815	\$509.71
3A	1502	\$421.81
3B	1806	\$507.19
3C	<u>1688</u>	<u>\$474.05</u>
	20384	\$5,725

ALPENGLOW LOFTS
PROPOSED ASSOCIATION BUDGET - JANUARY 2, 2006

Total Heated Square Footage
Including Common Area: **24,184**

ADMINISTRATIVE EXPENSES

Management Fee \$10,000
Accounting - Audit & Tax Prep \$300
Bank Charges/Office Supplies \$250
Legal \$750
BOD/Annual Meeting Expense \$200
Insurance \$7,500
Miscellaneous \$200

TOTAL ADMINISTRATIVE EXPENSE: \$19,200

COMMON EXPENSE

Cable TV \$6,000
Grounds Maintenance - General \$1,500
Landscape - Labor \$1,500
Landscape - Materials \$500
Building Maintenance - Labor \$2,500
Building Maintenance - Materials \$1,500
Water & Sewer \$9,000
Electric \$3,500
Snow Melt System \$12,000
Snow Removal \$2,500
Trash Removal \$3,500
Holiday Decorations \$3,500
Window Cleaning \$2,000

TOTAL COMMON EXPENSE: \$49,500

RESERVES @ \$.25 PSF: \$5,096

**TOTAL ESTIMATED
OPERATING EXPENSE: \$68,700**

**ESTIMATED COST PER
UNIT PSF PER UNIT SF: \$3.37**

<u>UNIT</u>	<u>SQ. FTG.</u>	<u>MONTHLY</u>	<u>%</u>
Commercial #1	1712	\$480.83	8.40%
Commercial #2	1007	\$282.82	4.94%
Commercial #3	907	\$254.74	4.45%
Commercial #4	1354	\$380.28	6.64%
Commercial #5	897	\$251.93	3.83%
Commercial #6	781	\$219.35	3.83%
Employee Unit #1A	856	\$240.41	4.20%
Employee Unit #1B	647	\$181.71	3.17%
2A	1181	\$331.69	5.79%
2B	1441	\$404.72	7.07%
2C	1193	\$335.06	5.85%
2D	1597	\$448.53	7.83%
2E	1815	\$509.76	8.90%
3A	1502	\$421.85	7.37%
3B	1806	\$507.23	8.86%
3C	<u>1688</u>	<u>\$474.09</u>	<u>8.28%</u>
	20384	\$5,725	100.00%

ALPEN GLOW TOWNHOMES
PROPOSED ASSOCIATION BUDGET - JANUARY 2, 2006

Total Square Footage: 11,622
Number Of Units: 6

ADMINISTRATIVE EXPENSES

Management Fee	\$5,000
Accounting - Audit/Tax Prep	\$300
Bank Charges & Office Supply	\$250
Legal	\$750
BOD/Annual Meeting Expnse	\$200
Insurance	\$4,500
Miscellaneous	<u>\$200</u>

TOTAL ADMINISTRATIVE EXPENSE: \$11,200

COMMON EXPENSE:

Cable TV	\$2,500
Grounds Maintenance - General	\$1,000
Landscape - Labor	\$1,500
Landscape - Materials	\$500
Building Maintenance - Labor	\$1,500
Building Maintenance - Materials	\$500
Water & Sewer	\$6,000
Electric	\$1,500
Snow Melt System	\$4,000
Snow Removal	\$1,500
Trash Removal	\$2,500
Holiday Decorations	\$1,500
Window Cleaning	<u>\$2,000</u>

TOTAL COMMON EXPENSE: \$26,500

RESERVES @ \$.25 PSF: \$2,906

**TOTAL ESTIMATED
OPERATING EXPENSE: \$40,606**

**ESTIMATED COST PER
UNIT PSF: \$3.49**

**ESTIMATED COST PER
UNIT PER MONTH: \$564**

NOTE: Real Estate Taxes are estimated at \$1.10 psf and will be billed directly.

While presumed to be fairly accurate, this budget is an estimate only and should not be relied upon as final.

**ALPEN GLOW PARKING STRUCTURE
PROPOSED ASSOCIATION BUDGET - JANUARY 19, 2006**

Total Heated Square Footage: 10987
Total Parking Spaces: 20

Accounting \$500
Heat \$5,000
Electric \$2,500
Snow Melt/Removal \$2,500
Repairs/Maintenance - Matis. \$1,000
Repairs/Maintenance - Labor \$1,500
Insurance \$2,500
Capital Reserves \$1,500
Miscellaneous \$500

**TOTAL ESTIMATED
ANNUAL BUDGET: \$17,500**

**ESTIMATED COST PER
PARKING SPACE PER YEAR: \$875.00**

While presumed to be fairly accurate, this budget is an estimate only and should not be relied upon as final.