

Dear Washington House Owners:

Attached is the proposed budget for 2014. It is presented in a format similar to 2013, with some minor changes.

You will see that of the five unsold units, four are shown as deferred income, which will be realized when the units sell, assuming that the liens are paid at settlement. The fifth is shown as a sales office that the developer is allowed to have at no ongoing cost. However, if this unit sells we will still collect a lien for unpaid HOA fees incurred prior to the unit becoming a sales office, as was the case for other units used as the sales office.

With two years of experience, we now have a better picture of both the fixed costs, which include fixed contract costs, electric bills, and the variable costs which include repairs outside of contract coverage and maintenance. In most cases, we have tried to estimate expected repair costs and allocated them under the appropriate entry. The contingency fund is meant to cover costs over and above those anticipated, and emergency repair costs.

The major change is the inclusion of building management costs. Council has chosen a full-service management company, Aspen Property Management, to manage Washington House Condominium. As a result of this cost and significant increase in Repair and Maintenance, as well as electric and trash removal costs, the WHCA condo fees will go to \$500/month for residential units and \$1500/month for commercial units.

If you have any specific questions about the proposed budget, please feel free to contact me (jamienbruce@mac.com). I will also be ready to take questions at the December meeting.

Bruce Chase

WHCA President

2014 Budget APPROVED 12/3/2013

<u>WH Budget 2014</u>	<u>Expense</u>	<i>Reserve</i>	<i>monthly fee</i>	<u>Income</u>
Income		110	500 65 shares	390000
Sales Office		0	0 1 share	0
Deferred income			4 shares	-24000
Rest. trash charge				2400
Storage rental				2400
TOTAL Income				370800
Expense				
Reserve fund 65@110	85800			
deferred reserve 4@110	-5280			
Administrative				
Insurance	26300			
Legal	5000			
Audit	5000			
Office/Postal	1000			
Bank fees	250			
Depreciation/Deductable	5876			
Management	20000			
Other	0			
Utilities				
Electric	56000			
Water				
Operations				
Elevator maintenance/inspection	5000			
Generator	1700			
roof maintainance	5000			
HVAC maintenance	5000			
Gate and Door maint	1500			
Phone lines(elevator,fire,alarm,fios)	2800			
Fire Alarm monitor/maint	4000			
Snow removal	3000			
Trash removal	29000			
Fitness Equipment maint	2500			
Extermination	1600			
Sprinkler/pump system	15000			
awning maint	1000			
Mat service	1500			
Landscaping	5500			
Cleaning/janitorial	21000			
Power wash decks/garage	2500			
Maintenance	49800			
Supplies	6000			
Licenses	500			
TOTAL Expense	363846			
Contingency	6954			
	370800			