

Silver Star Master OA Budget 2010

PROPOSED	2009 Budget	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	TOTAL
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan - Dec 10
Income														
30 - Operating Revenue														
* 3000 - Member Dues - Assessments	451,692.00	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	42,425.55	509,106.58
* 3010 - Special Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3040 - Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3070 - Finance Charges - Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3080 - Ownership TRXFR Fees	50,000.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Total 30 - Operating Revenue	501,692.00	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	43,675.55	524,106.58
Expenses														
50 - Labor Expense														
* 5000 - Manager/Administration	37,000.00	3,087.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	3,083.00	37,000.00
* 5105 - Guest Svcs. - FD Attendant	18,000.00	4,800.00	5,350.00	4,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	4,000.00	21,150.00
* 5117 - Housekeep - Cleaner	28,000.00	2,200.00	2,500.00	3,000.00	2,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	1,000.00	1,000.00	2,000.00	21,700.00
* 5150 - Maint Technician	32,000.00	2,000.00	2,000.00	2,000.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	2,000.00	19,200.00
* 5250 - Payroll Burden	17,250.00	1,813.05	1,939.95	1,812.45	1,272.45	822.45	822.45	972.45	972.45	972.45	822.45	972.45	1,662.45	14,857.50
Total 50 - Labor Expense	132,250.00	13,900.05	14,872.95	13,895.45	9,755.45	6,305.45	6,305.45	7,455.45	7,455.45	7,455.45	6,305.45	7,455.45	12,745.45	113,907.50
60 - Administrative Expenses														
* 6001 - Artist in Residence	35,000.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,916.00	2,924.00	2,916.00	2,916.00	35,000.00
* 6007 - Appropriation for Reserves Expenses	37,162.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 6030 - Lease Payments-Auto	6,000.00	1,025.00	1,025.00	1,025.00	1,025.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	1,025.00	8,100.00
* 6037 - Management Fees	22,680.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	1,890.00	22,680.00
* 6047 - Meetings & Trustees	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	200.00	500.00
* 6050 - Bank Charges	0.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
* 6055 - Postage & Office Supplies	500.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
* 6060 - Legal & Professional Fees	1,000.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	800.00
* 6087 - Uniforms	500.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	450.00	500.00
* 6090 - Vehicle Expense	1,000.00	500.00	500.00	400.00	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	400.00	2,700.00
Total 60 - Administrative Expenses	104,342.00	6,416.00	6,416.00	6,516.00	6,116.00	5,416.00	5,666.00	5,416.00	5,416.00	5,616.00	5,574.00	5,566.00	7,166.00	71,300.00
61 - Supplies														
* 6100 - General Maintenance	2,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
* 6105 - Owner's Amenities	0.00	150.00	150.00	150.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	150.00	1,240.00
* 6140 - Housekeeping	2,000.00	350.00	350.00	350.00	100.00	100.00	200.00	200.00	200.00	200.00	100.00	100.00	350.00	2,600.00
* 6150 - Lighting	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
* 6170 - Pool/Spa Chemicals	8,500.00	100.00	100.00	500.00	100.00	100.00	500.00	100.00	100.00	500.00	100.00	100.00	500.00	2,800.00
* 6175 - Pool/Spa Other	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
* 6180 - Tools	3,000.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
Total 61 - Bldg.Maintenance Supplies Expen	17,500.00	1,215.00	1,215.00	1,615.00	895.00	895.00	1,395.00	995.00	995.00	1,395.00	895.00	895.00	1,615.00	14,020.00
62 - Contract Services														
* 6200 - Janitorial	1,000.00	100.00	100.00	100.00	100.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	100.00	850.00
* 6210 - Elevator Maint & Service Contract	4,000.00	355.00	355.00	440.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	4,345.00
* 6220 - Landscape Maintenance	19,000.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	4,750.00	4,750.00	4,000.00	3,000.00	0.00	0.00	26,000.00
* 6230 - Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 6240 - Pest Control	500.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00
* 6245 - Security Monitoring & Patrol	6,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
* 6255 - Snow Removal	60,000.00	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	60,000.00
* 6257 - Snow Removal Hauling/Roofs	32,000.00	8,000.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00	32,000.00
* 6265 - Window Washing	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00
Total 62 - Contract Services	123,300.00	18,955.00	18,955.00	11,140.00	10,955.00	5,655.00	5,755.00	6,455.00	5,655.00	5,005.00	3,905.00	18,905.00	19,055.00	130,395.00
68 - Utilities Expense														
* 6810 - Cable TV	24,000.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	36,600.00
* 6820 - Electric	5,500.00	900.00	900.00	900.00	700.00	400.00	400.00	500.00	500.00	500.00	400.00	400.00	900.00	7,400.00
* 6830 - Gas	18,000.00	3,050.00	3,000.00	2,800.00	1,400.00	500.00	725.00	500.00	600.00	700.00	1,000.00	2,000.00	3,000.00	19,275.00
* 6835 - Sewer	25,000.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	3,500.00	37,000.00
* 6840 - Telephone & Telecom	2,000.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
* 6850 - Trash	2,000.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	1,992.00
* 6860 - Water	40,000.00	6,500.00	6,500.00	6,500.00	6,000.00	3,000.00	5,000.00	6,800.00	7,500.00	6,500.00	3,000.00	3,000.00	6,500.00	66,600.00
Total 68 - Utilities Expense	116,500.00	17,256.00	17,206.00	17,006.00	14,906.00	10,706.00	12,931.00	13,406.00	14,406.00	13,506.00	10,206.00	11,206.00	17,206.00	169,947.00
69 - Insurance Taxes & Licenses														
* 6960 - Gen Liab & Property Insurance	5,000.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	378.00	4,536.00
* 6965 - Auto Insurance	0.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	1,068.00
* 6970 - Officers & Directors Insurance	0.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	82.00	984.00
* 6975 - Insurance Deductible	0.00	0.00	0.00	625.00	0.00	0.00	625.00	0.00	0.00	625.00	0.00	0.00	625.00	2,500.00
* 6980 - Taxes, Licenses & State Fees	500.00	100.00	100.00	100.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	500.00
Total 69 - Insurance Taxes & Licenses	5,500.00	649.00	649.00	1,274.00	599.00	599.00	1,224.00	549.00	549.00	1,174.00	549.00	549.00	1,224.00	9,588.00
Total Expense	499,392.00	58,391.05	59,313.95	51,446.45	43,226.45	29,576.45	33,276.45	34,276.45	34,476.45	34,151.45	27,434.45	44,576.45	59,011.45	509,157.50
Net Ordinary Income	2,300.00	-14,715.50	-15,638.40	-7,770.90	449.10	14,099.10	10,399.10	9,399.10	9,199.10	9,524.10	16,241.10	-900.90	-15,335.90	14,949.08

Silver Star Master Owners Association
PROPOSED CAPITAL EXPENDITURES FOR 2010

Reserve balance as of December 31, 2009	\$	-
Funding from budget 2010	\$	-
Funding from special assessment	\$	-
 Projected Funds available for 2010 Capital Projects through December 31, 2010	 \$	 -

Proposed Projects	Budget Cost	Actual Cost	Variance
1 Replace Pool Pump	\$ 1,000.00		\$ (1,000.00)
2 Holicay Lighting	\$ 2,000.00		\$ (2,000.00)
3 Landscape Sprinkler Repair	\$ 2,000.00		\$ (2,000.00)
4 Landscape Replacement and Improvements	\$ 10,000.00		\$ (10,000.00)
5	\$ -		\$ -
6	\$ -		\$ -
7	\$ -		\$ -
8	\$ -		\$ -
9	\$ -		\$ -
10	\$ -		\$ -
11	\$ -		\$ -
12	\$ -		\$ -
13	\$ -		\$ -
14	\$ -		\$ -
15	\$ -		\$ -
16	\$ -		\$ -
17	\$ -		\$ -
18	\$ -		\$ -
19	\$ -		\$ -
20	\$ -		\$ -
21	\$ -		\$ -
22	\$ -		\$ -
23	\$ -		\$ -
24	\$ -		\$ -
25	\$ -		\$ -
26	\$ -		\$ -
27	\$ -		\$ -
28	\$ -		\$ -
Total	\$ 15,000.00	\$ -	\$ (15,000.00)

Total funds available for 2009 Capital Projects	\$	-
Less costs for 2009 Capital Projects		\$15,000.00
Reserve Balance as of 12/31/2010	\$	(15,000.00)

Silver Star Master Association																			
Capital Improvement Funds																			
20-Nov-09	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Total
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10%	
Dues Increase projected					10%		10%												
Projected Beginning Reserve Balance	\$ 68,394	\$ 145,194	\$ 171,431	\$ 212,668	\$ 253,905	\$ 32,946	\$ 74,183	\$ 165,106	\$ 206,343	\$ 302,235	\$ 343,472	\$ 444,829	\$ 486,066	\$ 593,435	\$ 634,672	\$ 748,654	\$ 789,891	\$ 5,673,423	
Sources of Cash																			
Funding - from budget	\$ -	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	\$ 41,237	
Special Assessment																		\$ -	
Dues Increase																			
Current HOA Dues (2009)	\$ 451,692				\$ 45,169		\$ 49,686		\$ 54,655		\$ 60,120		\$ 66,132		\$ 72,745		\$ 80,020		
Prior year O/A Operational excess/deficit	\$ (8,226)																	\$ (8,226)	
Total Funds Available	\$ 60,168	\$ 186,431	\$ 212,668	\$ 253,905	\$ 340,311	\$ 74,183	\$ 165,106	\$ 206,343	\$ 302,235	\$ 343,472	\$ 444,829	\$ 486,066	\$ 593,435	\$ 634,672	\$ 748,654	\$ 789,891	\$ 911,148	\$ 5,706,434	
Uses of Cash																			
REMODEL COSTS																			
Plans for the drop off area																			\$ -
New lobby furniture / décor																			\$ -
Remodel common area bathrooms																			\$ -
Remodel elevators																			\$ -
Replace elevator carpeting/flooring																			\$ -
Transit center drop off area																			\$ -
Lobby rugs																			\$ -
Art work for property																			\$ -
Relocate exit door from lobby																			\$ -
Cover over re-located lobby door																			\$ -
Chandeliers for lobby																			\$ -
New lobby accessories																			\$ -
New pictures for lobby																			\$ -
Mirror for lobby																			\$ -
Custom registration desk																			\$ -
Executive desk																			\$ -
Paint lobby																			\$ -
Paint elevator lobbies in garage																			\$ -
Paint stairwells & floors																			\$ -
Wireless internet access																			\$ -
Automated doors to front of building																			\$ -
Automated doors at back of lobby																			\$ -
Vestibule at back of lobby																			\$ -
Elevator lobby flooring in garage																			\$ -
Fitness center																			\$ -
Restructure lobby layout																			\$ -
Install autolock and fail secure to glass doors																			\$ -
MAINTENANCE PROJECTS																			
Concrete repair																			\$ 1,000
Core test concrete																			\$ -
Concrete walk on East side of project																			\$ -
Concrete retaining wall - face with stone																			\$ -
Repair concrete stairs																			\$ -
Install new drains in the courtyard concrete																			\$ -
Wood / deck repair																			\$ 1,000
Painting & staining																			\$ -
Paint locker room																			\$ -
Paint elevator doors, frames, stairwell doors																			\$ -
Holiday Lighting		\$ 2,000																	\$ 5,500
Replace/repair landscape sprinkler system		\$ 2,000																	\$ 2,000
Landscape Replacement & Improvements		\$ 10,000																	\$ 10,000
New photo eyes for exterior lighting																			\$ -
Replace stairwell railings																			\$ -
Paint stair well railings																			\$ -
Reseal catwalks																			\$ -
Repair of walkway heating system																			\$ -
Electrical repair																			\$ -
Replace lights on decks and building																			\$ -
Sprinkler control valve replacement																			\$ -
New soft water system																			\$ -
On going roof repair																			\$ 1,000
Roof replacement																			\$ -
Heated walkway outside elevator #3																			\$ -
New lock mechanism on common hall doors																			\$ -
Installation of card key system																			\$ -
Install door closures on common hall doors																			\$ -
Add stone facing to concrete																			\$ -
Heat tape replacement																			\$ 1,000
Snowmelt System Repair																			\$ -
Garage door repair																			\$ -
Revamp/enclose dumpster area																			\$ -
Rain gutters installation/repair																			\$ -
Replace storage room/mechanical room locks																			\$ -

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Replace carpeting in common unit entries																		\$ -	
Spa - pool																		\$ -	
Replaster hot tub & pool																		\$ -	
Re-tile around the hot tub and pool																		\$ -	
Pool coping stone replacment																		\$ -	
Replace pool heater																		\$ -	
Replace spa heater																		\$ -	
New sand filter for pool																		\$ -	
New sand filter for spa																		\$ -	
New pool furniture																		\$ -	
Repair heating system for pool deck																		\$ -	
New pool cover																		\$ -	
New spa cover																		\$ -	
Install automated chlorination system for pool																		\$ -	
Pool light & electrical repair																		\$ -	
Replace Pool Pump		\$ 1,000																\$ 1,000	
Parking																		\$ -	
Painting walls, restriping, add banners																		\$ -	
Paint storage lockers rooms																		\$ -	
Concrete repair																	\$ 2,500	\$ -	
Garage door repair																		\$ -	
Fire Safety Systems																		\$ -	
Replace fire alarm system																		\$ -	
Repairs to fire suppression system																	\$ 1,500	\$ -	
Fire extenguisher replacement																		\$ -	
Replace elevator telephones																		\$ -	
Replace recalled sprinkler heads																		\$ -	
Lighting																		\$ -	
Replace / improve exterior lighting																		\$ -	
Replace interior lighting																		\$ -	
Walkway lights by fire station																		\$ -	
Signage																		\$ -	
Internal																		\$ -	
Parking area																		\$ -	
External																		\$ -	
Pool signage																		\$ -	
Miscellaneous Expense Account																		\$ -	
4-wheeler with plow																		\$ -	
Total Uses of Cash	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500	\$ 16,000
Projected Ending Cash Balance	\$ 60,168	\$ 171,431	\$ 212,668	\$ 253,905	\$ 32,946	\$ 74,183	\$ 165,106	\$ 206,343	\$ 302,235	\$ 343,472	\$ 444,829	\$ 486,066	\$ 593,435	\$ 634,672	\$ 748,654	\$ 789,891	\$ 897,648	\$ 5,690,434	