



PRIMA
RESIDENCES

PRIMA OWNERS ASSOCIATION
INCOME STATEMENT
2028 PRELIMINARY BUDGET

REVENUES

2028 PROPOSED BUDGET

Operating Assessments	491,895
EHU Monthly Rent	21,600
Capital Reserve Assessments	55,000
Total Revenue	568,495

Expenses

GENERAL COMMON EXPENSES

GENERAL ADMIN EXPENSES

Accounting Fee	9,000
Business Software	3,163
Audit & Tax	3,000
Management Fee	34,336
Office Equipment & Supplies	300
Board Meeting	500
Legal & Professional Services	500
Postage & Shipping	100
Insurance	153,000
Total Administrative Expenses	203,899

GENERAL BUILDING EXPENSES

EHU Dues	21,347
Housekeeping Common Areas	10,950
Window Cleaning	4,000
Semi-Annual Garage Clean	5,000
Trash/ Recycling	7,500
Fire & Safety	6,000
Holiday Décor	5,000
Pest Control	800
Maintenance	18,000
Landscaping	30,000
Snow Removal	6,000
Total Building Maintenance	114,597

UTILITIES

Electric	50,000
Water & Sanitation	18,000
Total Utilities	68,000
Total General Expenses	386,495

RESIDENTIAL EXPENSES

2028
PROPOSED
BUDGET

RESIDENTIAL BUILDING AMENITIES

Fitness Access	16,000
Gas	5,000
Elevator	14,400
Caretaker	48,000
Slopeside Ski Lockers	40,000

Total Residential Amenities	123,400
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COMMERCIAL/EHU EXPENSES

COMMERICAL/EHU BUILDING AMENITIES

Comm/EHU Elevator	3,600
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Commerical/EHU Amenities	3,600
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COMMERCIAL EXPENSES

COMMERICAL BUILDING AMENITIES

Comm TBD	0
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Commerical Amenities	0
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NON-OPERATING INCOME & EXPENSES

NON-OPERATING EXPENSES

Capital Reserve Residential Assessments	50,000
Capital Reserve Commercial Assessments	5,000

Total Non-Operating Expenses	55,000
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Net Income	0
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PRIMA

RESIDENCES

2028 Dues per Unit

UnitType	Unit#	SF	% Ownership	Annual OpEx	Annual CapEx	Annual Total	Qrty OpEx	Qrty CapEx	Qrty Total	Monthly OpEx	Monthly CapEx	Monthly Total	OpEx \$/SF	CapEx \$/SF	Total \$/SF
Residential	ResUnit#1	4,995	18.86%	\$99,665.69	\$10,374.81	\$110,040.50	\$24,916.42	\$2,593.70	\$27,510.12	\$8,305.47	\$864.57	\$9,170.04	\$19.95	\$2.08	\$22.03
	ResUnit#2	4,995	18.86%	\$99,665.69	\$10,374.81	\$110,040.50	\$24,916.42	\$2,593.70	\$27,510.12	\$8,305.47	\$864.57	\$9,170.04	\$19.95	\$2.08	\$22.03
	ResUnit#3	4,995	18.86%	\$99,665.69	\$10,374.81	\$110,040.50	\$24,916.42	\$2,593.70	\$27,510.12	\$8,305.47	\$864.57	\$9,170.04	\$19.95	\$2.08	\$22.03
	ResUnit#4	4,995	18.86%	\$99,665.69	\$10,374.81	\$110,040.50	\$24,916.42	\$2,593.70	\$27,510.12	\$8,305.47	\$864.57	\$9,170.04	\$19.95	\$2.08	\$22.03
TotalResidential	4	19,980	75.45%	\$398,662.75	\$41,499.24	\$440,162.00	\$99,665.69	\$10,374.81	\$110,040.50	\$33,221.90	\$3,458.27	\$36,680.17	\$19.95	\$2.08	\$22.03
EHU	EHU	1,300	4.91%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$18,646.47	\$2,700.15	\$21,346.63	\$4,661.62	\$675.04	\$5,336.66	\$1,553.87	\$225.01	\$1,778.89	\$14.34	\$2.08	\$16.42
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Commercial	Comm	5,200	19.64%	\$74,585.90	\$10,800.60	\$85,386.50	\$18,646.47	\$2,700.15	\$21,346.63	\$6,215.49	\$900.05	\$7,115.54	\$14.34	\$2.08	\$16.42
				\$ -	\$ -	\$ -									
	Totals	26,480	100.00%	\$491,895.13	\$55,000.00	\$546,895.13	\$122,973.78	\$13,750.00	\$136,723.78	\$40,991.26	\$4,583.33	\$45,574.59	\$18.58	\$2.08	\$20.65