

Description	Approved 2012 Budget	Approved 2013 Budget	Approved 2014 Budget	Approved 2015 Budget	Approved 2016 Budget	Actuals Jan-Dec 16	Approved 2017 Budget	Notes
<b>Operating Fund:</b>								
Revenues:								
Assessments - Operating	35083	34495	34495	34495	34495	34594	34594	
Bank Interest Income	24	24	24	24	24	24	24	
<b>Total Operating Fund Revenues</b>	<b>35107</b>	<b>34519</b>	<b>34519</b>	<b>34519</b>	<b>34519</b>	<b>34618</b>	<b>34618</b>	
								2017 Contribution from Retained Earnings Income necessary from Assmts with Contribution
								<b>5000</b> <b>29495</b>
Expenditures:								
Irrigation Repairs and Maintenance	5000	5000	6000	6000	6000	2953	6000	
Water Expense	6700	7000	5500	6000	7000	8249	6500	\$643.45 due back from PE Development
Landscape misc: Flower beds, Cul de sacs, Mtrc.	1800	1800	1800	1800	937	3503	1830	\$1638 due back from PE Development
Tree and Shrub Replacement	450	0	600	600	450	0	450	
Roaring Fork Conservancy	3840	3935	4120	4120	4176	2088	4176	
Insurance (D and O and General Liability)	2232	2221	2221	2221	2331	2225	2331	
Management Services	12000	12000	12000	12000	12000	12000	12000	
Legal Expense	2000	1000	1000	500	500	0	500	
Tax Preparation	395	250	225	225	250	275	250	
Office expense (checks, mailings, postage)	540	540	400	400	375	63	375	
Misc Expense (Assoc. Meetings)	150	300	400	400	300	629	325	
Design Review fees (exclusive of deposits)	0	100	100	200	200	200	200	
Trash removal/recycling services	15504	15732	15732	16300	16308	15078	16620	
	0	0	0	0	0	0	0	
<b>Total Operating Fund Expenditures</b>	<b>50611</b>	<b>49878</b>	<b>50098</b>	<b>50766</b>	<b>50827</b>	<b>47263</b>	<b>51557</b>	
	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	
<b>Excess(Deficiency) of Revenues Over Expenditures</b>	<b>(15504)</b>	<b>(15359)</b>	<b>(15579)</b>	<b>(16247)</b>	<b>(16308)</b>	<b>(12645)</b>	<b>(16939)</b>	these figures represent net trash expense, but trash is not included in operating assessments, thus the annual net "shortfall", shown in all prior years.
<b>Net totals without trash and Design Review</b>	<b>0</b>	<b>373</b>	<b>153</b>	<b>53</b>	<b>0</b>	<b>2433</b>	<b>(319)</b>	
<b>Reserve Funds:</b>								
Reserve Fund Revenues:								
Sewer Lift Reserve	600	0	0	0	0	0	0	
Interest Income	9	9	9	9	9	9	9	
<b>Total Sewer Lift Reserve contribution-25 owners</b>	<b>609</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
General reserve	0	0	0	0	0	0	0	5K of repairs are needed for Irrigation System
Interest Income	36	36	36	36	36	36	36	
<b>Total General Reserve contribution-all owners</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	

Approved 2017 Assessments Per Lot:		
		Per Lot with Trash Service
Monthly	29.83	50.83
Quarterly	89.50	152.49
Annually	357.99	609.96

12/31/16 Bank Balances	
\$4,035	Drc
\$9,945	Operating
\$26,078	Reserve
\$22,229	Sewer Lift Reserve
\$3,058	Mtn. Dr. Cul
<b>\$65,345</b>	<b>Total Equity 12/16</b>

<b>\$81,553 2015 Equity</b>
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