

Description	Approved 2013 Budget	Approved 2014 Budget	Approved 2015 Budget	Approved 2016 Budget	Approved 2017 Budget	Actuals Jan-Oct 17	Approved 2018 Budget	Notes
Operating Fund:								
Revenues:								
Assessments - Operating	34495	34495	34495	34495	34594	34594	36516	
Bank Interest Income	24	24	24	24	24	2	2	
Trash fee income (shown first time as income in 2018 budget)							19536	
Total Operating Fund Revenues	34519	34519	34519	34519	34618	34596	56054	
								2018 Contribution from Retained Earnings
								Income necessary from Assmts with 2018 'zero' Contribution
								0
								36518
Expenditures:								
Irrigation Repairs and Maintenance	5000	6000	6000	6000	6000	5947	7000	
Water Expense	7000	5500	6000	7000	6500	6352	7000	approx \$650 due back from PE Development
Landscape misc: Flower beds, Cul de sacs, Mtnc.	1800	1800	1800	937	1830	1309	1800	approx \$1640 due back from PE Development
Tree and Shrub Replacement	0	600	600	450	450	172	450	
Roaring Fork Conservancy	3935	4120	4120	4176	4176	5174	4176	
Insurance (D and O and General Liability)	2221	2221	2221	2331	2331	2225	2336	increase of 5 % per agency
Management Services	12000	12000	12000	12000	12000	12000	10000	decrease of \$2000
Legal Expense	1000	1000	500	500	500	0	0	
Tax Preparation	250	225	225	250	250	275	275	
Office expense (checks, mailings, postage)	540	400	400	375	375	120	375	
Misc Expense (Assoc. Meetings)	300	400	400	300	325	215	288	
Design Review fees (exclusive of deposits)	100	100	200	200	200	0	300	
Trash removal/recycling services	15732	15732	16300	16308	16620	17640	19536	74 units at \$22 month
Total Operating Fund Expenditures	49878	50098	50766	50827	51557	51429	53536	
	0	0	0	0	0			
	0	0	0	0	0			
Excess(Deficiency) of Revenues Over Expenditures	(15359)	(15579)	(16247)	(16308)	(16939)	(16833)	2518	these figures represent net trash expense, but trash is not included in operating assessments, thus the annual net "shortfall", shown in all prior years.
Net totals without trash and Design Review	373	153	53	0	(319)	807	22054	

Reserve Funds:

Reserve Fund Revenues:								
Sewer Lift Reserve Balance 9 17	0	0	0	0	0	22231		
Interest Income	9	9	9	9	9	2		
Total Sewer Lift Reserve contribution-25 owners	0	0	0	0	0	0	0	
Sewer Lift Reserve Expense 2017						4125		rebuild of support structures/maintenance
Anticipated Sewer Lift Reserve Balance 12 2017						18108		
General Reserve Balance 9 17	0	0	0	0	0	26080		
Interest Income	36	36	36	36	36	2		
Total General Reserve contribution-all owners	0	0	0	0	0	0	0	
General Reserve Expense 2017						6566		new clock, track wiring, re-locate heads
Anticipated General Reserve Balance 12 2017						19516		

2018 Assessments Per Lot:		
		per lot with trash/recycle services
Monthly	33.83	55.83
Quarterly	101.50	167.50
Annually	406.00	670.00

10/31/17 Bank Balances	
\$4,035	Drc
\$3,944	Operating Reserve
\$26,080	
\$22,231	Sewer Lift Reserve
\$3,059	Mtn. Dr. Cul
\$59,348	Total Equity 10/17

\$81,553-- 2015 Equity
\$70,853-- 2016 Equity
\$59,348-- 2017 Equity