

Description	Approved 2017 Budget	Approved 2018 Budget	Actuals Jan-Oct	Approved 2019 Budget	Notes
Operating Fund:					
Revenues:					
Assessments - Operating	34594	36516	33698	36516	
Bank Interest Income	24	2	2	2	
Trash fee income		19536	19800	23976	
Total Operating Fund Revenues	34618	56054	53500	60494	
2019 Contribution from Retained Earnings		0		0	
Income necessary from Assmts with 2019 'zero' Contribution		36518		36518	
Expenditures:					
Irrigation Repairs and Maintenance	6000	7000	5157	7000	
Water Expense	6500	7000	3442	7000	
Landscape misc: Flower beds, Cul de sacs, Tree and Shrub Replacement	1830	1800	6626	1800	
Roaring Fork Conservancy	450	450	120	450	
Insurance (D and O and General Liability)	4176	4176	3176	4230	
Management Services	2331	2336	2273	2336	
Legal Expense	12000	10000	10000	10000	
Tax Preparation	500	0	0	0	
Office expense (checks, mailings, postage)	250	275	275	275	
Misc Expense (Assoc. Meetings)	375	375	300	375	
Design Review fees (exclusive of deposits)	325	288	300	400	
Trash removal/recycling services	200	300	0	1800	
Total Operating Fund Expenditures	16620	19536	18648	23976	74 units at \$27 month
	0				
	0				
Excess(Deficiency) of Revenues Over Expens	(16939)	2518	3183	852	

Reserve Funds:

Reserve Fund Revenues:			
Sewer Lift Reserve Balance 10 18		22231	18068
Interest Income		2	2
Total Sewer Lift Reserve contribution-25 owners		0	0
Sewer Lift Reserve Expense 2017 and 2018		4125	2776
Anticipated Sewer Lift Reserve Balance 12 2018		18108	15294
General Reserve Balance 10 18		26080	19788
Interest Income		2	2
Total General Reserve contribution-all owners		0	0
General Reserve Expense 2017		6566	0
Anticipated General Reserve Balance 12 2018		19516	19790

Proposed 2019 Assessments Per Lot:

Monthly	34.00
Quarterly	102.00
Annually	408.00
Annually w/Trash	732.00

Each increase/decrease of \$1000 equals \$12 per year in assessments

10/31/18 Bank Balances

4035 Drc	
19677 Operating	
17015 Reserve	\$81,553-- 2015 Equity
18068 Sewer Lift Reserve	\$70,853-- 2016 Equity
3058 Mtn. Dr. Cul	\$59,348-- 2017 Equity
61853 Total Equity 10/18	\$61,853-- 2018 Equity