

| Description | Approved 2017 Budget | Approved 2018 Budget | Actuals Jan-Oct | Approved 2019 Budget | Actuals Jan-Oct | Approved 2020 Budget | Notes |
|--|----------------------------|----------------------------|--------------------|----------------------------|--------------------|----------------------------|----------------------------|
| Operating Fund: | | | | | | | |
| Revenues: | | | | | | | |
| Assessments - Operating | 34594 | 36516 | 33698 | 36516 | 36516 | 39788 | |
| Bank Interest Income | 24 | 2 | 2 | 2 | 2 | 2 | |
| Trash fee income | | 19536 | 19800 | 23976 | 23976 | 19536 | |
| Total Operating Fund Revenues | 34618 | 56054 | 53500 | 60494 | 60494 | 59326 | |
| 2019 Contribution from Retained Earnings | | 0 | | 0 | 0 | 0 | |
| Income necessary from Assmts with 2019 'zero' Contribution | | 36518 | | 36518 | 36518 | 39788 | |
| Expenditures: | | | | | | | |
| Irrigation Repairs and Maintenance | 6000 | 7000 | 5157 | 7000 | 635 | 7000 | |
| Water Expense | 6500 | 7000 | 3442 | 7000 | 10088 | 7000 | |
| Landscape misc: Flower beds, Cul de sac | 1830 | 1800 | 6626 | 1800 | 3684 | 1800 | |
| Tree and Shrub Replacement | 450 | 450 | 120 | 450 | | 2415 | Tree spraying/root feeding |
| Roaring Fork Conservancy | 4176 | 4176 | 3176 | 4230 | 4400 | 4400 | increase per contract |
| Insurance (D and O and General Liability) | 2331 | 2336 | 2273 | 2336 | 2300 | 2300 | Sept to Sept policies |
| Management Services | 12000 | 10000 | 10000 | 10000 | 10000 | 12000 | increase to 2017 fee |
| Legal Expense | 500 | 0 | 0 | 0 | 0 | 0 | |
| Tax Preparation | 250 | 275 | 275 | 275 | 300 | 300 | |
| Office expense (checks, mailings, postag | 375 | 375 | 300 | 375 | 355 | 375 | |
| Misc Expense (Assoc. Meetings) | 325 | 288 | 300 | 400 | 20 | 400 | |
| Design Review fees (exclusive of deposit | 200 | 300 | 0 | 1800 | 1800 | 1800 | |
| Trash removal/recycling services | 16620 | 19536 | 18648 | 23976 | 23926 | 19536 | 74 units at \$22 month |
| Total Operating Fund Expenditures | 51557 | 53536 | 50317 | 59642 | 57508 | 59326 | |
| | 0 | | | | | | |
| | 0 | | | | | | |
| Excess(Deficiency) of Revenues Over Expe | (16939) | 2518 | 3183 | 852 | 2986 | 0 | |

Reserve Funds:

| | | | | |
|---|-------|--|-------|-------|
| Reserve Fund Revenues: | | | | |
| Sewer Lift Reserve Balance 10 19 | 22231 | | 18068 | 18080 |
| Interest Income | 2 | | 2 | 2 |
| Total Sewer Lift Reserve contribution-25 owners | 0 | | 0 | 0 |
| Sewer Lift Reserve Expense 2017, 2018, 2019 | 4125 | | 2776 | 4272 |
| Anticipated Sewer Lift Reserve Balance 12 2019 | 18108 | | 15294 | 13810 |
| | | | | |
| General Reserve Balance 10 19 | 26080 | | 19788 | 17017 |
| Interest Income | 2 | | 2 | 2 |
| Total General Reserve contribution-all owners | 0 | | 0 | 0 |
| General Reserve Expense 2018 | 6566 | | 0 | 0 |
| Anticipated General Reserve Balance 12 2019 | 19516 | | 19790 | 17019 |

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

| Proposed 2020 Assessments Per Lot: | |
|------------------------------------|--------|
| Monthly | 38.25 |
| Quarterly | 114.75 |
| Annually | 459.00 |
| Annually w/Trash | 723.00 |

| 9/30/19 Bank Balances | |
|-----------------------|--------------------------|
| | 4038 Drc |
| | 18616 Operating |
| | 17017 Reserve |
| | 18079 Sewer Lift Reserve |
| | 3058 Mtn. Dr. Cul |
| | 60808 Total Equity 9/19 |

| |
|------------------------|
| \$81,553-- 2015 Equity |
| \$70,853-- 2016 Equity |
| \$59,348-- 2017 Equity |
| \$61,853-- 2018 Equity |
| \$64,783-- 2019 Equity |