

Description	Approved 2019 Budget	Actuals Jan-Oct 19	Approved 2020 Budget	Actuals Jan-Dec 20	Approved 2021 Budget	Actuals Jan-Dec 21	Approved 2022 Budget
Operating Fund:							
Revenues:							
Assessments - Operating	36516	36516	39788	36516	45781	45781	38554 Assessed to all owners
Bank Interest Income	2	2	2	2	2	2	2
Trash fee income	23976	23976	19536	23976	23976	23723	25068 Assessed to owners using trash/recycle services
Total Operating Fund Revenues	60494	60494	59326	60494	69759	69506	63624
2021 Contribution from Retained Earnings	0	0	0	0	5000	5000	0 Contribution from retained earnings/reducing 2022 assessments
Income necessary from Assmts with 2021 'zero' Contribution	36518	36518	39788	36518	45781	45781	40356
Expenditures:							
Irrigation Repairs and Maintenance	7000	635	7000	5958	7000	5241	7000
Water Expense	7000	10088	7000	12073	11360	11719	11800 Water and sewer expense increased by 30% in June 2021
Landscape misc: Flower beds, Cul de sacs, Mtn.	1800	3684	1800	745	1800	224	1800
Tree and Shrub Care/Replacement	450		2415	616	2415	700	615 Root feeding of the Ash trees in PE tree lawn
Roaring Fork Conservancy	4230	4400	4400	0	4400	0	0 Have not been billed by the conservancy for at least 30 mos.
Insurance (D and O and General Liability)	2336	2300	2300	2300	2383	2390	2396
Management Services	10000	10000	12000	12000	12000	12000	12000 No Change
Legal Expense	0	0	0	0	1500	0	0
Tax Preparation	275	300	300	375	300	75	75 As per actual expense 2021
Office expense (checks, mailings, postage)	375	355	375	633	375	619	620 includes 1 year of Survey Monkey at \$385
Misc Expense (Assoc. Meetings)	400	20	400	282	450	285	450 mailings, copies, periodic reports to state and summer picnic
Design Review fees (exclusive of deposits)	1800	1800	1800	75	1800	325	1800 Six vacant lots remain-building may increase in 2022
Trash removal/recycling services	23976	23926	19536	21726	23976	23723	25068 Per contract (79 at \$27/mo) \$324 annually for those w/ trash svcs
Total Operating Fund Expenditures	59642	57508	59326	56783	69759	57301	63624
Excess(Deficiency) of Revenues Over Expenses	852	2986	0	3711	0	12205	0

Reserve Funds:		11/30/21 Balances		Equity Balances	
Reserve Fund Revenues:					
Sewer Lift Reserve Balance 11 21	18083	Drc	4039	\$81,553--	2015 Equity
Interest Income	2	Operating	19412	\$70,853--	2016 Equity
Total Sewer Lift Reserve contribution-25 owners	0	Reserve	17021	\$59,348--	2017 Equity
Sewer Lift Reserve Expense 2021	966	Sewer Lift	18083	\$61,853--	2018 Equity
Anticipated Sewer Lift Reserve Balance 12 2021	17119	Mtn. Dr. Cul	3059	\$64,783--	2019 Equity
General Reserve Balance	17021			\$65,142--	2020 Equity
Interest Income	2			\$60,560--	2021 Equity
Total General Reserve contribution-all owners	0				
General Reserve Expense	0				
Anticipated General Reserve Balance 12 2021	17023				

Proposed 2021 Assessments Per Lot:

Monthly	36.90
Quarterly	110.70
Annually	443.00
Annually w/Trash	767.00