

c/o Wildernd Property Mgmt
PO Box 1069
Silverthorne CO 80498

Wildernd Property Management
P.O. Box 1069
Silverthorne CO 80498

	Jan-Dec 2016	Jan-Dec 2017	Jan-Dec 2018	Jan-Dec 2019	Jan-Dec 2020
OPERATING INCOME					
40000 OPERATING DUES	225,934.32	225,934.32	233,941.08	240,969.36	245,795.16
40050 DUES TO RESERVE	(27,468.96)	(27,468.96)	(31,908.96)	(33,596.04)	(38,226.00)
40100 LATE FEES	0.00	90.00	173.97	210.23	353.52
40500 INTEREST INCOME	22.68	32.50	57.35	39.12	11.31
41000 MISCELLANEOUS INCOME	90.00	0.00	0.00	0.00	0.00
41400 GARAGE REMOTE FEE	0.00	70.00	0.00	0.00	0.00
TOTAL OPERATING INCOME	198,578.04	198,657.86	202,263.44	207,622.67	207,933.99
OPERATING EXPENSES					
50000 LEGAL/PROFESSIONAL FEES	157.37	190.00	1,270.00	350.00	350.00
50035 HOA STATE REGISTRATION FEE-BILL 10-2078	27.00	35.00	18.00	25.00	33.00
50100 MANAGEMENT FEES	15,600.00	16,068.00	16,550.04	17,046.96	17,558.04
50150 ADDITIONAL HOURS - LABOR	406.35	2,375.45	4,057.55	436.10	1,361.50
50160 ADDITIONAL HOURS - ADMINISTRATIVE	0.00	0.00	0.00	0.00	360.00
50210 INSURANCE	17,780.14	22,765.11	22,354.98	23,095.11	20,482.17
50220 WATER	13,344.30	13,592.12	14,167.42	13,720.41	13,874.35
50225 SEWER	16,339.92	16,366.36	16,657.20	16,657.20	16,914.96
50230 IN-HOUSE AMENITIES	27,311.70	27,581.54	28,108.32	28,622.97	30,154.34
50240 TELEPHONE - ELEVATOR	871.64	900.06	1,000.01	1,101.98	1,199.98
50250 TRASH REMOVAL	5,115.73	5,615.99	6,684.13	6,185.69	9,644.73
50260 SNOW REMOVAL-SHOVELING	2,312.01	3,770.20	2,081.10	2,020.90	1,306.10
50270 SNOW REMOVAL	125.00	0.00	0.00	0.00	0.00
50290 SECURITY & FIRE SAFETY	2,629.63	1,040.28	1,405.49	3,683.47	8,052.80
50300 NATURAL GAS	16,489.95	17,235.93	17,620.71	20,114.59	23,948.39
50310 ELECTRIC UTILITY	28,499.04	34,073.83	36,158.10	34,548.89	31,519.84
50320 GENERAL REPAIR & MAINTENANCE	10,048.41	9,678.03	8,510.08	11,457.00	14,820.16
50330 PLUMBING & HEATING	6,841.92	5,205.60	1,430.87	260.00	2,070.96
50360 GROUNDS & PARKING MAINTENANCE	219.76	1,444.02	3,218.92	189.88	123.43
50370 ROOF REPAIRS	1,587.50	7,701.96	5,545.00	1,450.00	7,081.95
50390 ELEVATOR	5,115.93	3,244.44	5,029.38	3,760.71	5,151.64
50430 LANDSCAPING	3,837.96	5,923.37	1,498.47	2,902.41	1,811.47
50500 PRIOR YEAR ADJUSTMENTS	860.42	0.00	0.00	0.00	0.00
51000 MISCELLANEOUS EXPENSE	292.75	108.31	18.93	25.78	49.06
54010 HOT TUB MAINTENANCE	7,164.22	5,525.63	9,222.57	6,777.83	5,587.43
TOTAL OPERATING EXPENSES	182,978.65	200,441.23	202,607.27	194,432.88	213,456.30
OPERATING NET INCOME (LOSS)	15,599.39	(1,783.37)	(343.83)	13,189.79	(5,522.31)
RESERVE INCOME					
45000 RESERVE DUES	27,468.96	27,468.96	31,908.96	33,596.04	38,226.00
45050 RESERVE INTEREST INCOME	185.47	235.53	291.30	364.79	175.68
TOTAL RESERVE INCOME	27,654.43	27,704.49	32,200.26	33,960.83	38,401.68
RESERVE EXPENSES					
60075 PAINTING/STUCCO	48,698.07	0.00	14,690.00	0.00	9,000.00
60165 GARAGE DOORS	0.00	0.00	0.00	0.00	919.37
62000 INSURANCE CLAIM EXPENSE-RESERVE	6,540.00	0.00	0.00	0.00	0.00
TOTAL RESERVE EXPENSES	55,238.07	0.00	14,690.00	0.00	9,919.37
RESERVE NET INCOME (LOSS)	(27,583.64)	27,704.49	17,510.26	33,960.83	28,482.31

LRVR La Riva Del Lago-Residential
5-Year P&L History
12/31/2020

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