

**La Riva Del Lago-Residential**  
10/31/2017  
**BOARD APPROVED BUDGET**

**Included Reports**

Proposed w Current YTD-Draft  
Proposed Budget Draft w Notes  
Allocation of Expenditures  
Proposed Draft w Dues/Unit  
Proposed Budget Draft by Month

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

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

		Year to Date Actual	Estimated Year End Results	Jan-Dec 2017 Budget	Jan-Dec 2018 Prpsd
<b>OPERATING REVENUE</b>					
40000	OPERATING DUES	188,279	226,288	228,059	233,940
40050	DUES TO RESERVE	(22,891)	(27,470)	(27,469)	(31,909)
40100	LATE FEES	90	90	0	0
40500	INTEREST INCOME	26	31	25	0
	<b>TOTAL OPERATING REVENUE</b>	<b>165,503</b>	<b>198,938</b>	<b>200,615</b>	<b>202,031</b>
<b>OPERATING EXPENSES</b>					
50000	LEGAL FEES	190	360	1,000	1,000
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	35	35	35	40
50100	MANAGEMENT FEES	13,390	16,068	16,068	16,550
50150	ADDITIONAL HOURS - LABOR	2,375	2,535	1,000	1,500
50210	INSURANCE	17,999	21,733	22,404	22,518
50220	WATER	11,422	13,784	14,182	14,182
50225	SEWER	13,617	16,422	16,835	16,835
50230	IN-HOUSE AMENITIES	22,938	27,748	28,632	28,482
50240	TELEPHONE - ELEVATOR	741	891	900	900
50250	TRASH REMOVAL	4,761	6,091	8,000	7,000
50260	SNOW REMOVAL-SHOVELING	3,181	4,349	3,500	3,500
50270	SNOW REMOVAL	0	300	1,000	1,000
50290	SECURITY & FIRE SAFETY	830	1,060	1,380	1,380
50300	NATURAL GAS	12,683	16,753	24,400	23,000
50310	ELECTRIC UTILITY	27,022	32,852	35,000	35,788
50320	GENERAL REPAIR & MAINTENANCE	8,819	10,319	9,000	9,000
50330	PLUMBING & HEATING	3,083	3,233	900	1,500
50360	GROUNDS & PARKING MAINTENANCE	1,415	1,495	500	1,000
50370	ROOF REPAIRS	7,652	7,822	1,000	2,000
50390	ELEVATOR	2,742	3,492	4,500	4,500
50430	LANDSCAPING	5,923	5,923	4,256	4,256
51000	MISCELLANEOUS EXPENSE	27	27	100	100
54010	HOT TUB MAINTENANCE	4,838	5,838	6,000	6,000
	<b>TOTAL OPERATING EXPENSES</b>	<b>165,684</b>	<b>199,131</b>	<b>200,592</b>	<b>202,031</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(181)</b>	<b>(193)</b>	<b>23</b>	<b>0</b>
<b>RESERVE REVENUE</b>					
45000	RESERVE DUES	22,891	27,470	27,469	31,909
45050	RESERVE INTEREST INCOME	193	193	0	0
	<b>TOTAL RESERVE REVENUE</b>	<b>23,084</b>	<b>27,663</b>	<b>27,469</b>	<b>31,909</b>
<b>RESERVE EXPENSES</b>					
60010	ROOF REPLACEMENT	0	0	6,540	0
60075	PAINTING/STUCCO	0	0	8,000	15,000
60210	DECK REPLACEMENT	0	0	6,000	0
61000	RESERVE MISCELLANEOUS EXPENSE	0	1,150	6,930	2,500
	<b>TOTAL RESERVE EXPENSES</b>	<b>0</b>	<b>1,150</b>	<b>27,470</b>	<b>17,500</b>
	<b>NET RESERVE PROFIT (LOSS)</b>	<b>23,084</b>	<b>26,513</b>	<b>(1)</b>	<b>14,409</b>

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ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Notes
	OPERATING REVENUE		
40000	OPERATING DUES	233,940	APPROX 2.5% INCREASE- SEE DUES SHEET
40050	DUES TO RESERVE	(31,909)	RECOMMENDED \$4440 INCREASE
	TOTAL OPERATING REVENUE	202,031	
	OPERATING EXPENSES		
50000	LEGAL FEES	1,000	BUDGET SAME AS LAST YEAR
50035	HOA STATE REGISTRATION FEE-BIL	40	ANNUAL DORA REGISTRATION FEE
50100	MANAGEMENT FEES	16,550	3% INCREASE
50150	ADDITIONAL HOURS - LABOR	1,500	INCREASED BUDGET \$500
50210	INSURANCE	22,518	DECEMBER PREMIUM: \$34,138; LRV R SPLIT: 65.4%; 10% INCREASE PROJECTED IN DEC 2018
50220	WATER	14,182	BUDGET SAME AS LAST YEAR; INCLUDES A 2% INCREASE IN 2018
50225	SEWER	16,835	BUDGET SAME AS LAST YEAR; INCLUDES A 3% INCREASE IN 2018
50230	IN-HOUSE AMENITIES	28,482	3.17% INCREASE IN TV IN AUG 2017; 5% INCREASE PROJECTED IN AUG 2018
50240	TELEPHONE - ELEVATOR	900	BUDGET SAME AS LAST YEAR
50250	TRASH REMOVAL	7,000	DECREASED BUDGET \$1000
50260	SNOW REMOVAL-SHOVELING	3,500	BUDGET SAME AS LAST YEAR
50270	SNOW REMOVAL	1,000	BUDGET SAME AS LAST YEAR
50290	SECURITY & FIRE SAFETY	1,380	BUDGET SAME AS LAST YEAR
50300	NATURAL GAS	23,000	BUDGETED ANNUALLY AND NOT SEASONALLY; DECREASED BUDGET \$1440
50310	ELECTRIC UTILITY	35,788	INCREASED BUDGET \$788
50320	GENERAL REPAIR & MAINTENANCE	9,000	BUDGET SAME AS LAST YEAR
50330	PLUMBING & HEATING	1,500	INCREASED BUDGET \$600
50360	GROUPS & PARKING MAINTENANCE	1,000	INCREASED BUDGET \$500
50370	ROOF REPAIRS	2,000	INCREASED BUDGET \$1000
50390	ELEVATOR	4,500	BUDGET SAME AS LAST YEAR
50430	LANDSCAPING	4,256	BUDGET SAME AS LAST YEAR
51000	MISCELLANEOUS EXPENSE	100	BUDGET SAME AS LAST YEAR
54010	HOT TUB MAINTENANCE	6,000	BUDGET SAME AS LAST YEAR
	TOTAL OPERATING EXPENSES	202,031	
	NET OPERATING PROFIT (LOSS)	0	
	RESERVE REVENUE		
45000	RESERVE DUES	31,909	SEE 40050 FOOTNOTE
	TOTAL RESERVE REVENUE	31,909	
	RESERVE EXPENSES		
60075	PAINTING/STUCCO	15,000	
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	
	TOTAL RESERVE EXPENSES	17,500	
	NET RESERVE PROFIT (LOSS)	14,409	

ALLOCATION OF EXPENDITURES

UNIT TYPE	# OF UNITS	% PER UNIT	ANNUAL \$ PER UNIT	MONTHLY \$ PER UNIT	MONTHLY TOTAL DUES	ANNUAL PER TYPE
1 BR + 1GU + 1SU	4	1.6906%	\$ 3,948.48	\$ 329.04	\$ 1,316.16	\$ 15,793.92
2 BR + 1GU + 1SU	26	2.6373%	\$ 6,159.60	\$ 513.30	\$ 13,345.80	\$ 160,149.60
3 BR + 1GU + 1SU	7	3.3908%	\$ 7,919.40	\$ 659.95	\$ 4,619.65	\$ 55,434.80
GU	7	0.1366%	\$ 319.08	\$ 26.59	\$ 186.13	\$ 2,233.56
SU	5	0.0281%	\$ 65.64	\$ 5.47	\$ 27.35	\$ 328.20
						\$ 233,940.08

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ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	233,940	527
40050	DUES TO RESERVE	(31,909)	(72)
	TOTAL OPERATING REVENUE	202,031	455
OPERATING EXPENSES			
50000	LEGAL FEES	1,000	2
50035	HOA STATE REGISTRATION FEE-BIL	40	0
50100	MANAGEMENT FEES	16,550	37
50150	ADDITIONAL HOURS - LABOR	1,500	3
50210	INSURANCE	22,518	51
50220	WATER	14,182	32
50225	SEWER	16,835	38
50230	IN-HOUSE AMENITIES	28,482	64
50240	TELEPHONE - ELEVATOR	900	2
50250	TRASH REMOVAL	7,000	16
50260	SNOW REMOVAL-SHOVELING	3,500	8
50270	SNOW REMOVAL	1,000	2
50290	SECURITY & FIRE SAFETY	1,380	3
50300	NATURAL GAS	23,000	52
50310	ELECTRIC UTILITY	35,788	81
50320	GENERAL REPAIR & MAINTENANCE	9,000	20
50330	PLUMBING & HEATING	1,500	3
50360	GROUNDS & PARKING MAINTENANCE	1,000	2
50370	ROOF REPAIRS	2,000	5
50390	ELEVATOR	4,500	10
50430	LANDSCAPING	4,256	10
51000	MISCELLANEOUS EXPENSE	100	0
54010	HOT TUB MAINTENANCE	6,000	14
	TOTAL OPERATING EXPENSES	202,031	455
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	31,909	72

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ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 31,909	---- 72
	RESERVE EXPENSES		
60075	PAINTING/STUCCO	15,000	34
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	6
	TOTAL RESERVE EXPENSES	----- 17,500	---- 39
	NET RESERVE PROFIT (LOSS)	=====	=====
		14,409	32

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OPERATING REVENUE														
40000	OPERATING DUES	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	233,940
40050	DUES TO RESERVE	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,660)	(31,909)
	<b>TOTAL OPERATING REVENUE</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,836</b>	<b>16,835</b>	<b>202,031</b>
OPERATING EXPENSES														
50000	LEGAL FEES	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	0	0	0	0	0	0	40	0	0	0	0	0	40
50100	MANAGEMENT FEES	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,381	16,550
50150	ADDITIONAL HOURS - LABOR	125	125	125	125	125	125	125	125	125	125	125	125	1,500
50210	INSURANCE	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	2,036	22,518
50220	WATER	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,180	14,182
50225	SEWER	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,402	16,835
50230	IN-HOUSE AMENITIES	2,325	2,325	2,325	2,325	2,325	2,325	2,441	2,441	2,441	2,441	2,441	2,443	28,482
50240	TELEPHONE - ELEVATOR	75	75	75	75	75	75	75	75	75	75	75	75	900
50250	TRASH REMOVAL	583	583	583	583	583	583	583	583	583	583	583	587	7,000
50260	SNOW REMOVAL-SHOVELING	583	583	583	583	0	0	0	0	0	0	583	585	3,500
50270	SNOW REMOVAL	150	150	150	250	0	0	0	0	0	0	150	150	1,000
50290	SECURITY & FIRE SAFETY	115	115	115	115	115	115	115	115	115	115	115	115	1,380
50300	NATURAL GAS	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,913	23,000
50310	ELECTRIC UTILITY	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,986	35,788
50320	GENERAL REPAIR & MAINTENANCE	750	750	750	750	750	750	750	750	750	750	750	750	9,000
50330	PLUMBING & HEATING	125	125	125	125	125	125	125	125	125	125	125	125	1,500
50360	GROUNDS & PARKING MAINTENANCE	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50370	ROOF REPAIRS	167	167	167	167	167	167	167	167	167	167	167	163	2,000
50390	ELEVATOR	375	375	375	375	375	375	375	375	375	375	375	375	4,500
50430	LANDSCAPING	0	0	0	0	0	1,000	1,000	1,000	1,000	256	0	0	4,256
51000	MISCELLANEOUS EXPENSE	100	0	0	0	0	0	0	0	0	0	0	0	100
54010	HOT TUB MAINTENANCE	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	<b>TOTAL OPERATING EXPENSES</b>	<b>16,864</b>	<b>16,764</b>	<b>16,764</b>	<b>16,864</b>	<b>16,031</b>	<b>17,031</b>	<b>17,071</b>	<b>17,147</b>	<b>17,147</b>	<b>16,403</b>	<b>16,880</b>	<b>17,065</b>	<b>202,031</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(28)</b>	<b>72</b>	<b>72</b>	<b>(28)</b>	<b>805</b>	<b>(195)</b>	<b>(235)</b>	<b>(311)</b>	<b>(311)</b>	<b>433</b>	<b>(44)</b>	<b>(230)</b>	<b>0</b>
RESERVE REVENUE														
45000	RESERVE DUES	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,660	31,909
	<b>TOTAL RESERVE REVENUE</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,660</b>	<b>31,909</b>
RESERVE EXPENSES														
60075	PAINTING/STUCCO	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
61000	RESERVE MISCELLANEOUS EXPENSE	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500
	<b>TOTAL RESERVE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,500</b>
	<b>NET RESERVE PROFIT (LOSS)</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>(14,841)</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,659</b>	<b>2,660</b>	<b>14,409</b>