

**La Riva Del Lago-Residential**  
09/30/2018  
**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

**Copies**

1  
1  
1  
1  
1

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 2018 Budget	Jan-Dec 2019 Prpsd
<b>OPERATING REVENUE</b>					
40000	OPERATING DUES	175,456	233,941	233,940	240,958
40050	DUES TO RESERVE	(23,932)	(31,910)	(31,909)	(33,596)
40100	LATE FEES	174	174	0	0
40500	INTEREST INCOME	42	42	0	0
	<b>TOTAL OPERATING REVENUE</b>	<b>151,740</b>	<b>202,247</b>	<b>202,031</b>	<b>207,362</b>
<b>OPERATING EXPENSES</b>					
50000	LEGAL/PROFESSIONAL FEES	1,270	1,523	1,000	500
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	18	18	40	40
50100	MANAGEMENT FEES	12,413	16,552	16,550	17,047
50150	ADDITIONAL HOURS - LABOR	3,425	3,800	1,500	4,000
50210	INSURANCE	16,759	22,519	22,518	22,619
50220	WATER	10,996	14,540	14,182	14,855
50225	SEWER	12,493	16,701	16,835	16,657
50230	IN-HOUSE AMENITIES	20,956	28,281	28,482	29,183
50240	TELEPHONE - ELEVATOR	734	959	900	1,080
50250	TRASH REMOVAL	4,906	6,650	7,000	7,000
50260	SNOW REMOVAL-SHOVELING	1,445	2,613	3,500	3,500
50270	SNOW REMOVAL	0	300	1,000	1,000
50290	SECURITY & FIRE SAFETY	1,273	1,618	1,380	1,500
50300	NATURAL GAS	11,209	16,956	23,000	23,000
50310	ELECTRIC UTILITY	25,774	34,724	35,788	36,861
50320	GENERAL REPAIR & MAINTENANCE	7,467	9,717	9,000	9,000
50330	PLUMBING & HEATING	1,431	1,806	1,500	1,500
50360	GROUNDS & PARKING MAINTENANCE	2,623	2,876	1,000	1,000
50370	ROOF REPAIRS	5,252	5,749	2,000	2,000
50390	ELEVATOR	4,252	5,377	4,500	4,500
50430	LANDSCAPING	728	984	4,256	2,500
51000	MISCELLANEOUS EXPENSE	10	10	100	20
54010	HOT TUB MAINTENANCE	7,130	8,630	6,000	8,000
	<b>TOTAL OPERATING EXPENSES</b>	<b>152,563</b>	<b>202,902</b>	<b>202,031</b>	<b>207,362</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(822)</b>	<b>(654)</b>	<b>0</b>	<b>0</b>
<b>RESERVE REVENUE</b>					
45000	RESERVE DUES	23,932	31,910	31,909	33,596
45050	RESERVE INTEREST INCOME	215	215	0	0
	<b>TOTAL RESERVE REVENUE</b>	<b>24,147</b>	<b>32,125</b>	<b>31,909</b>	<b>33,596</b>
<b>RESERVE EXPENSES</b>					
60075	PAINTING/STUCCO	0	0	15,000	2,500
61000	RESERVE MISCELLANEOUS EXPENSE	0	0	2,500	2,500
	<b>TOTAL RESERVE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>17,500</b>	<b>5,000</b>
	<b>NET RESERVE PROFIT (LOSS)</b>	<b>24,147</b>	<b>32,125</b>	<b>14,409</b>	<b>28,596</b>

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

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

ACCOUNT	DESCRIPTION	Jan 2019 Dec 2019	Notes
	OPERATING REVENUE		
40000	OPERATING DUES	240,958	
40050	DUES TO RESERVE	(33,596)	3% INCREASE - BY % ALLOCATION INCREASED \$1687
	TOTAL OPERATING REVENUE	207,362	
	OPERATING EXPENSES		
50000	LEGAL/PROFESSIONAL FEES	500	BUDGET DECREASED \$500
50035	HOA STATE REGISTRATION FEE-BIL	40	BUDGET SAME AS LAST YEAR
50100	MANAGEMENT FEES	17,047	3% INCREASE
50150	ADDITIONAL HOURS - LABOR	4,000	INCREASED PER ACTUAL
50210	INSURANCE	22,619	AM FAM DECEMBER PREMIUM WILL INCREASE LESS THAN 1%; THE LARGE WATER LOSS WILL DROP OFF AT THE NEXT RENEWAL SO DEC 2019 SHOULD DECREASE
50220	WATER	14,855	2% TOWN OF DILLON WATER INCREASE IN 2019
50225	SEWER	16,657	NO INCREASE FROM TOWN OF DILLON IN 2019
50230	IN-HOUSE AMENITIES	29,183	5% COMCAST INCREASE PROJECTED IN AUG 2019
50240	TELEPHONE - ELEVATOR	1,080	2% INCREASE FOR CENTURYLINK ALARM LINES
50250	TRASH REMOVAL	7,000	BUDGET SAME AS LAST YEAR; INCLUDES 4% WASTE MGMT LANDFILL INCREASE IN SEPT 2019 + \$250 FOR OVERSIZED ITEMS
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	1,500	INCREASED \$120
50300	NATURAL GAS	23,000	BUDGET SAME AS LAST YEAR
50310	ELECTRIC UTILITY	36,861	BUDGETED ANNUALLY AND NOT SEASONALLY; 3% INCREASE FROM 2018 BUDGET
50320	GENERAL REPAIR & MAINTENANCE	9,000	BUDGET SAME AS LAST YEAR
50330	PLUMBING & HEATING	1,500	BUDGET SAME AS LAST YEAR
50360	GROUPS & PARKING MAINTENANCE	1,000	BUDGET SAME AS LAST YEAR
50370	ROOF REPAIRS	2,000	BUDGET SAME AS LAST YEAR
50390	ELEVATOR	4,500	NEED TO BUDGET FOR REPAIRS & CONFIRM WHAT MAX INCREASE THE CONTRACT ALLOWS
50430	LANDSCAPING	2,500	BUDGET DECREASED \$1756
51000	MISCELLANEOUS EXPENSE	20	BUDGET DECREASED \$80
54010	HOT TUB MAINTENANCE	8,000	BUDGET INCREASED \$2000
	TOTAL OPERATING EXPENSES	207,362	
	NET OPERATING PROFIT (LOSS)	0	
	RESERVE REVENUE		
45000	RESERVE DUES	33,596	SEE 40050 FOOTNOTE
	TOTAL RESERVE REVENUE	33,596	
	RESERVE EXPENSES		
60075	PAINTING/STUCCO	2,500	WALKWAY
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	CONTINGENCY- BUDGET SAME AS LAST YEAR
	TOTAL RESERVE EXPENSES	5,000	
	NET RESERVE PROFIT (LOSS)	28,596	

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%	\$ 4,067.16	\$ 338.93	\$ 1,355.72	\$ 16,268.64
2 BR + 1GU + 1SU	26	2.6373%	\$ 6,344.64	\$ 528.72	\$ 13,746.72	\$ 164,960.64
3 BR + 1GU + 1SU	7	3.3908%	\$ 8,157.36	\$ 679.78	\$ 4,758.46	\$ 57,101.52
GU	7	0.1366%	\$ 328.68	\$ 27.39	\$ 191.73	\$ 2,300.76
SU	5	0.0281%	\$ 67.56	\$ 5.63	\$ 28.15	\$ 337.80
						\$ 240,969.36

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

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

ACCOUNT	DESCRIPTION	Jan 2019 Dec 2019	Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	240,958	543
40050	DUES TO RESERVE	(33,596)	(76)
	TOTAL OPERATING REVENUE	207,362	467
OPERATING EXPENSES			
50000	LEGAL/PROFESSIONAL FEES	500	1
50035	HOA STATE REGISTRATION FEE-BIL	40	0
50100	MANAGEMENT FEES	17,047	38
50150	ADDITIONAL HOURS - LABOR	4,000	9
50210	INSURANCE	22,619	51
50220	WATER	14,855	33
50225	SEWER	16,657	38
50230	IN-HOUSE AMENITIES	29,183	66
50240	TELEPHONE - ELEVATOR	1,080	2
50250	TRASH REMOVAL	7,000	16
50260	SNOW REMOVAL-SHOVELING	3,500	8
50270	SNOW REMOVAL	1,000	2
50290	SECURITY & FIRE SAFETY	1,500	3
50300	NATURAL GAS	23,000	52
50310	ELECTRIC UTILITY	36,861	83
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	2,500	6
51000	MISCELLANEOUS EXPENSE	20	0
54010	HOT TUB MAINTENANCE	8,000	18
	TOTAL OPERATING EXPENSES	207,362	467
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	33,596	76

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

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

ACCOUNT	DESCRIPTION	Jan 2019 Dec 2019	Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 33,596	---- 76
	RESERVE EXPENSES		
60075	PAINTING/STUCCO	2,500	6
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	6
	TOTAL RESERVE EXPENSES	----- 5,000	---- 11
	NET RESERVE PROFIT (LOSS)	=====	=====
		28,596	64

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

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

OPERATING REVENUE														
40000	OPERATING DUES	20,080	20,080	20,080	20,080	20,080	20,080	20,080	20,080	20,080	20,080	20,080	20,078	240,958
40050	DUES TO RESERVE	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,800)	(2,796)	(33,596)
	<b>TOTAL OPERATING REVENUE</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,280</b>	<b>17,282</b>	<b>207,362</b>
OPERATING EXPENSES														
50000	LEGAL/PROFESSIONAL FEES	42	42	42	42	42	42	42	42	42	42	42	38	500
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	0	0	0	0	0	0	40	0	0	0	0	0	40
50100	MANAGEMENT FEES	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,421	1,416	17,047
50150	ADDITIONAL HOURS - LABOR	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50210	INSURANCE	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,884	22,619
50220	WATER	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,237	14,855
50225	SEWER	1,388	1,388	1,388	1,388	1,388	1,388	1,388	1,388	1,388	1,388	1,388	1,389	16,657
50230	IN-HOUSE AMENITIES	2,382	2,382	2,382	2,382	2,382	2,382	2,382	2,501	2,502	2,502	2,502	2,502	29,183
50240	TELEPHONE - ELEVATOR	90	90	90	90	90	90	90	90	90	90	90	90	1,080
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	125	125	125	125	125	125	125	125	125	125	125	125	1,500
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	3,072	3,072	3,072	3,072	3,072	3,072	3,072	3,072	3,072	3,072	3,072	3,069	36,861
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	500	500	500	500	500	0	0	0	2,500
51000	MISCELLANEOUS EXPENSE	20	0	0	0	0	0	0	0	0	0	0	0	20
54010	HOT TUB MAINTENANCE	667	667	667	667	667	667	667	667	667	667	667	663	8,000
	<b>TOTAL OPERATING EXPENSES</b>	<b>17,396</b>	<b>17,376</b>	<b>17,376</b>	<b>17,476</b>	<b>17,143</b>	<b>17,143</b>	<b>17,183</b>	<b>17,262</b>	<b>17,263</b>	<b>16,763</b>	<b>17,496</b>	<b>17,485</b>	<b>207,362</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(116)</b>	<b>(96)</b>	<b>(96)</b>	<b>(196)</b>	<b>137</b>	<b>137</b>	<b>97</b>	<b>18</b>	<b>17</b>	<b>517</b>	<b>(216)</b>	<b>(203)</b>	<b>0</b>
RESERVE REVENUE														
45000	RESERVE DUES	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,796	33,596
	<b>TOTAL RESERVE REVENUE</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,796</b>	<b>33,596</b>
RESERVE EXPENSES														
60075	PAINTING/STUCCO	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500
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>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>
	<b>NET RESERVE PROFIT (LOSS)</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>(2,200)</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,796</b>	<b>28,596</b>