

**La Riva Del Lago-Residential**  
01/01/2020  
**RATIFIED BUDGET**

**Included Reports**

Annual Budget  
Budget by Month  
Budget w Dues/Unit

**Copies**

1  
1  
1

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

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

ACCOUNT DESCRIPTION	Jan-Dec 2020 Apprvd
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OPERATING REVENUE

40000	OPERATING DUES	245,777
40050	DUES TO RESERVE	(38,226)
	TOTAL OPERATING REVENUE	207,551

OPERATING EXPENSES

50000	LEGAL/PROFESSIONAL FEES	500
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	40
50100	MANAGEMENT FEES	17,558
50150	ADDITIONAL HOURS - LABOR	2,000
50210	INSURANCE	23,733
50220	WATER	14,855
50225	SEWER	16,908
50230	IN-HOUSE AMENITIES	30,064
50240	TELEPHONE - ELEVATOR	1,163
50250	TRASH REMOVAL	8,493
50260	SNOW REMOVAL-SHOVELING	3,000
50270	SNOW REMOVAL	500
50290	SECURITY & FIRE SAFETY	1,700
50300	NATURAL GAS	22,000
50310	ELECTRIC UTILITY	37,767
50320	GENERAL REPAIR & MAINTENANCE	9,000
50330	PLUMBING & HEATING	1,000
50360	GROUNDS & PARKING MAINTENANCE	750
50370	ROOF REPAIRS	2,000
50390	ELEVATOR	4,500
50430	LANDSCAPING	2,000
51000	MISCELLANEOUS EXPENSE	20
54010	HOT TUB MAINTENANCE	8,000
	TOTAL OPERATING EXPENSES	207,551

NET OPERATING PROFIT (LOSS)	0
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RESERVE REVENUE

45000	RESERVE DUES	38,226
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c/o Wilderndest Property Mgmt  
PO Box 1069  
Silverthorne CO 80498

Wilderndest Property Management  
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ACCOUNT DESCRIPTION	Jan-Dec 2020 Apprvd
TOTAL RESERVE REVENUE	38,226
RESERVE EXPENSES	
60075 PAINTING/STUCCO	2,500
61000 RESERVE MISCELLANEOUS EXPENSE	2,500
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TOTAL RESERVE EXPENSES	5,000
NET RESERVE PROFIT (LOSS)	<u><u>33,226</u></u>

La Riva Del Lago-Residential  
Budget by Month  
01/01/2020

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

Wildernest Property Management  
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Silverthorne CO 80498

ACCOUNT DESCRIPTION	January 2020	February 2020	March 2020	April 2020	May 2020	June 2020	July 2020	August 2020	September 2020	October 2020	November 2020	December 2020	2020 Annual Budget
<b>OPERATING REVENUE</b>													
40000 OPERATING DUES	20,481	20,481	20,481	20,481	20,481	20,481	20,481	20,481	20,481	20,481	20,481	20,486	245,777
40050 DUES TO RESERVE	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,186)	(3,180)	(38,226)
<b>TOTAL OPERATING REVENUE</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,295</b>	<b>17,306</b>	<b>207,551</b>
<b>OPERATING EXPENSES</b>													
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	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,465	17,558
50150 ADDITIONAL HOURS - LABOR	167	167	167	167	167	167	167	167	167	167	167	163	2,000
50210 INSURANCE	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	2,162	23,733
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	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	16,908
50230 IN-HOUSE AMENITIES	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,509	30,064
50240 TELEPHONE - ELEVATOR	97	97	97	97	97	97	97	97	97	97	97	96	1,163
50250 TRASH REMOVAL	708	708	708	708	708	708	708	708	708	708	708	705	8,493
50260 SNOW REMOVAL-SHOVELING	500	500	500	500	0	0	0	0	0	0	500	500	3,000
50270 SNOW REMOVAL	100	100	100	100	0	0	0	0	0	0	50	50	500
50290 SECURITY & FIRE SAFETY	142	142	142	142	142	142	142	142	142	142	142	138	1,700
50300 NATURAL GAS	4,900	3,800	2,900	1,400	1,000	500	250	220	320	1,800	2,250	2,660	22,000
50310 ELECTRIC UTILITY	4,500	4,300	4,300	3,600	2,700	2,300	1,900	2,000	1,800	2,600	3,500	4,267	37,767
50320 GENERAL REPAIR & MAINTENANCE	750	750	750	750	750	750	750	750	750	750	750	750	9,000
50330 PLUMBING & HEATING	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50360 GROUNDS & PARKING MAINTENANCE	63	63	63	63	63	63	63	63	63	63	63	57	750
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	500	500	500	500	0	0	0	2,000
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>21,857</b>	<b>20,537</b>	<b>19,637</b>	<b>17,437</b>	<b>15,537</b>	<b>15,137</b>	<b>14,527</b>	<b>14,557</b>	<b>14,457</b>	<b>16,237</b>	<b>18,137</b>	<b>19,494</b>	<b>207,551</b>
<b>NET OPERATING PROFIT (LOSS)</b>	<b>(4,562)</b>	<b>(3,242)</b>	<b>(2,342)</b>	<b>(142)</b>	<b>1,758</b>	<b>2,158</b>	<b>2,768</b>	<b>2,738</b>	<b>2,838</b>	<b>1,058</b>	<b>(842)</b>	<b>(2,188)</b>	<b>0</b>
<b>RESERVE REVENUE</b>													
45000 RESERVE DUES	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,180	38,226
<b>TOTAL RESERVE REVENUE</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,180</b>	<b>38,226</b>
<b>RESERVE EXPENSES</b>													
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>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>(1,814)</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,186</b>	<b>3,180</b>	<b>33,226</b>

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ACCOUNT	DESCRIPTION	Jan 2020 Dec 2020	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	245,777	554
40050	DUES TO RESERVE	(38,226)	(86)
	TOTAL OPERATING REVENUE	207,551	467
OPERATING EXPENSES			
50000	LEGAL/PROFESSIONAL FEES	500	1
50035	HOA STATE REGISTRATION FEE-BIL	40	0
50100	MANAGEMENT FEES	17,558	40
50150	ADDITIONAL HOURS - LABOR	2,000	5
50210	INSURANCE	23,733	53
50220	WATER	14,855	33
50225	SEWER	16,908	38
50230	IN-HOUSE AMENITIES	30,064	68
50240	TELEPHONE - ELEVATOR	1,163	3
50250	TRASH REMOVAL	8,493	19
50260	SNOW REMOVAL-SHOVELING	3,000	7
50270	SNOW REMOVAL	500	1
50290	SECURITY & FIRE SAFETY	1,700	4
50300	NATURAL GAS	22,000	50
50310	ELECTRIC UTILITY	37,767	85
50320	GENERAL REPAIR & MAINTENANCE	9,000	20
50330	PLUMBING & HEATING	1,000	2
50360	GROUPS & PARKING MAINTENANCE	750	2
50370	ROOF REPAIRS	2,000	5
50390	ELEVATOR	4,500	10
50430	LANDSCAPING	2,000	5
51000	MISCELLANEOUS EXPENSE	20	0
54010	HOT TUB MAINTENANCE	8,000	18
	TOTAL OPERATING EXPENSES	207,551	467
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	38,226	86

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ACCOUNT	DESCRIPTION	Jan 2020 Dec 2020	Avg Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 38,226	---- 86
	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)	=====	=====
		33,226	75