

La Riva Del Lago-Residential
11/16/2020
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 2021 Apprvd
OPERATING REVENUE		
40000	OPERATING DUES	249,464
40050	DUES TO RESERVE	(42,049)
	TOTAL OPERATING REVENUE	207,415
OPERATING EXPENSES		
50000	LEGAL/PROFESSIONAL FEES	500
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	40
50100	MANAGEMENT FEES	18,085
50150	ADDITIONAL HOURS - LABOR	2,000
50210	INSURANCE	23,522
50220	WATER	14,330
50225	SEWER	17,169
50230	IN-HOUSE AMENITIES	31,807
50240	TELEPHONE - ELEVATOR	1,319
50250	TRASH REMOVAL	9,777
50260	SNOW REMOVAL-SHOVELING	2,000
50270	SNOW REMOVAL	500
50290	SECURITY & FIRE SAFETY	3,000
50300	NATURAL GAS	21,500
50310	ELECTRIC UTILITY	36,409
50320	GENERAL REPAIR & MAINTENANCE	6,000
50330	PLUMBING & HEATING	1,500
50360	GROUND & PARKING MAINTENANCE	750
50370	ROOF REPAIRS	5,000
50390	ELEVATOR	4,500
50430	LANDSCAPING	1,500
51000	MISCELLANEOUS EXPENSE	50
54010	HOT TUB MAINTENANCE	6,000
	TOTAL OPERATING EXPENSES	207,258
	NET OPERATING PROFIT (LOSS)	157
RESERVE REVENUE		
45000	RESERVE DUES	42,049

c/o Wilderndest Property Mgmt
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ACCOUNT DESCRIPTION	Jan-Dec 2021 Apprvd
TOTAL RESERVE REVENUE	42,049
RESERVE EXPENSES	
61000 RESERVE MISCELLANEOUS EXPENSE	2,500 -----
TOTAL RESERVE EXPENSES	2,500
NET RESERVE PROFIT (LOSS)	<u>39,549</u>

La Riva Del Lago-Residential
Budget by Month
11/16/2020

c/o Wildernest Property Mgmt
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ACCOUNT DESCRIPTION	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021	July 2021	August 2021	September 2021	October 2021	November 2021	December 2021	2021 Annual Budget
OPERATING REVENUE													
40000 OPERATING DUES	20,789	20,789	20,789	20,789	20,789	20,789	20,789	20,789	20,789	20,789	20,789	20,785	249,464
40050 DUES TO RESERVE	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,504)	(3,505)	(42,049)
TOTAL OPERATING REVENUE	17,285	17,285	17,285	17,285	17,285	17,285	17,285	17,285	17,285	17,285	17,285	17,280	207,415
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	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,508	18,085
50150 ADDITIONAL HOURS - LABOR	167	167	167	167	167	167	167	167	167	167	167	163	2,000
50210 INSURANCE	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	2,138	23,522
50220 WATER	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,196	14,330
50225 SEWER	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,428	17,169
50230 IN-HOUSE AMENITIES	2,651	2,651	2,651	2,651	2,651	2,651	2,651	2,651	2,651	2,651	2,651	2,646	31,807
50240 TELEPHONE - ELEVATOR	110	110	110	110	110	110	110	110	110	110	110	109	1,319
50250 TRASH REMOVAL	815	815	815	815	815	815	815	815	815	815	815	812	9,777
50260 SNOW REMOVAL-SHOVELING	300	450	500	250	0	0	0	0	0	0	250	250	2,000
50270 SNOW REMOVAL	100	100	100	100	0	0	0	0	0	0	50	50	500
50290 SECURITY & FIRE SAFETY	250	250	250	250	250	250	250	250	250	250	250	250	3,000
50300 NATURAL GAS	3,390	4,300	2,900	2,300	400	400	250	250	600	1,800	2,250	2,660	21,500
50310 ELECTRIC UTILITY	4,000	4,000	3,500	3,600	2,700	2,300	2,000	2,000	2,300	2,300	3,442	4,267	36,409
50320 GENERAL REPAIR & MAINTENANCE	500	500	500	500	500	500	500	500	500	500	500	500	6,000
50330 PLUMBING & HEATING	125	125	125	125	125	125	125	125	125	125	125	125	1,500
50360 GROUNDS & PARKING MAINTENANCE	63	63	63	63	63	63	63	63	63	63	63	57	750
50370 ROOF REPAIRS	417	417	417	417	417	417	417	417	417	417	417	413	5,000
50390 ELEVATOR	375	375	375	375	375	375	375	375	375	375	375	375	4,500
50430 LANDSCAPING	0	0	0	0	0	900	0	0	600	0	0	0	1,500
51000 MISCELLANEOUS EXPENSE	50	0	0	0	0	0	0	0	0	0	0	0	50
54010 HOT TUB MAINTENANCE	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL OPERATING EXPENSES	19,931	20,941	19,091	18,341	15,191	15,691	14,381	14,341	15,591	16,191	18,083	19,485	207,258
NET OPERATING PROFIT (LOSS)	(2,646)	(3,656)	(1,806)	(1,056)	2,094	1,594	2,904	2,944	1,694	1,094	(798)	(2,205)	157
RESERVE REVENUE													
45000 RESERVE DUES	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,505	42,049
TOTAL RESERVE REVENUE	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,504	3,505	42,049
RESERVE EXPENSES													
61000 RESERVE MISCELLANEOUS EXPENSE	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500
TOTAL RESERVE EXPENSES	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500
NET RESERVE PROFIT (LOSS)	3,504	3,504	3,504	3,504	3,504	1,004	3,504	3,504	3,504	3,504	3,504	3,505	39,549

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ACCOUNT	DESCRIPTION	Jan 2021 Dec 2021	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	249,464	562
40050	DUES TO RESERVE	(42,049)	(95)
		-----	-----
	TOTAL OPERATING REVENUE	207,415	467
OPERATING EXPENSES			
50000	LEGAL/PROFESSIONAL FEES	500	1
50035	HOA STATE REGISTRATION FEE-BIL	40	0
50100	MANAGEMENT FEES	18,085	41
50150	ADDITIONAL HOURS - LABOR	2,000	5
50210	INSURANCE	23,522	53
50220	WATER	14,330	32
50225	SEWER	17,169	39
50230	IN-HOUSE AMENITIES	31,807	72
50240	TELEPHONE - ELEVATOR	1,319	3
50250	TRASH REMOVAL	9,777	22
50260	SNOW REMOVAL-SHOVELING	2,000	5
50270	SNOW REMOVAL	500	1
50290	SECURITY & FIRE SAFETY	3,000	7
50300	NATURAL GAS	21,500	48
50310	ELECTRIC UTILITY	36,409	82
50320	GENERAL REPAIR & MAINTENANCE	6,000	14
50330	PLUMBING & HEATING	1,500	3
50360	GROUNDS & PARKING MAINTENANCE	750	2
50370	ROOF REPAIRS	5,000	11
50390	ELEVATOR	4,500	10
50430	LANDSCAPING	1,500	3
51000	MISCELLANEOUS EXPENSE	50	0
54010	HOT TUB MAINTENANCE	6,000	14
		-----	-----
	TOTAL OPERATING EXPENSES	207,258	467
		=====	=====
	NET OPERATING PROFIT (LOSS)	157	0
RESERVE REVENUE			
45000	RESERVE DUES	42,049	95

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ACCOUNT	DESCRIPTION	Jan 2021 Dec 2021	Avg Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 42,049	----- 95
	RESERVE EXPENSES		
61000	RESERVE MISCELLANEOUS EXPENSE	2,500 -----	6 -----
	TOTAL RESERVE EXPENSES	2,500	6
	NET RESERVE PROFIT (LOSS)	=====	=====
		39,549	89