

	Estimated Year End Results	Jan-Dec 2021 Budget	Jan-Dec 2022 Prpsd	NOTES
OPERATING REVENUE				
40000 OPERATING DUES	249,478	249,464	262,686	5.3% DUES INCREASE SUGGESTED
40050 DUES TO RESERVE	(42,050)	(42,049)	(44,151)	5% INCREASE IN RESERVES CONTRIBUTION PROPOSED
40100 LATE FEES	402	0	0	
40500 INTEREST INCOME	0	0	0	
41000 MISCELLANEOUS INCOME	75			
TOTAL OPERATING REVENUE	207,906	207,415	218,534	
OPERATING EXPENSES				
50000 LEGAL/PROFESSIONAL FEES	892	500	500	
50035 HOA STATE REGISTRATION FEE-BILL 10-2078	0	40	40	
50100 MANAGEMENT FEES	18,086	18,085	18,628	3% INCREASE
50150 ADDITIONAL HOURS - LABOR	1,686	2,000	2,000	KEEP BUDGET SAME
50210 INSURANCE	22,349	23,522	23,172	BUDGETED A 5% INCREASE IN DEC 2021 AND 10% IN 2022
50220 WATER	14,735	14,330	14,642	PER TOWN OF DILLON: WATER INCREASING 2% IN 2022; NO INCREASE ON WATER CAPITAL
50225 SEWER	16,976	17,169	17,253	PER TOWN OF DILLON: INCREASING 2% IN 2022
50230 IN-HOUSE AMENITIES	31,619	31,807	33,306	5% COMCAST INCREASE IN JANUARY
50240 TELEPHONE - ELEVATOR	1,351	1,319	1,392	3% CENTURYLINK INCREASE
50250 TRASH REMOVAL	9,928	9,777	10,268	SPLIT WITH COMMERCIAL: 4% LANDFILL INCREASE IN DEC 2021 AND 2022; \$100 BUDGETED FOR UNFOSEEN ITEMS
50260 SNOW REMOVAL-SHOVELING	1,778	2,000	2,000	BUDGET SAME AS LAST YEAR
50270 SNOW REMOVAL	100	500	500	BUDGET SAME AS LAST YEAR
50290 SECURITY & FIRE SAFETY	5,188	3,000	5,000	MONITORING IS \$415; FIRE ALARM TESTING IS \$2070 AND SPRINKLER AND BACKFLOW INSPECTIONS AND BASIC REPAIRS ARE \$2100; FIRE EXTINGUISHER INSPECTIONS- \$82
50300 NATURAL GAS	19,930	21,500	24,080	GAS PRICES MUCH HIGHER THAN PREVIOUS YEAR
50310 ELECTRIC UTILITY	32,350	36,409	38,958	XCEL INCREASING 12.83% IN 2022
50320 GENERAL REPAIR & MAINTENANCE	16,713	6,000	6,000	
50330 PLUMBING & HEATING	924	1,500	1,500	
50360 GROUNDS & PARKING MAINTENANCE	5,492	750	750	
50370 ROOF REPAIRS	2,225	5,000	4,087	PLACEHOLDER FOR REPAIRS
50390 ELEVATOR	6,888	4,500	5,869	PROJECTED 8% SCHINDLER INCREASE IN JANUARY (WITH NEW FIRE PROTECTION); \$250 NW CO COUNCIL INSPECTION + \$500 FOR REPAIRS
50430 LANDSCAPING	0	1,500	1,500	
51000 MISCELLANEOUS EXPENSE	88	50	90	ANNUAL DORA REGISTRATION AND CORPORATE REPORT; DUES COUPONS
54010 HOT TUB MAINTENANCE	7,169	6,000	7,000	SHOULD INCREASE BUDGET FOR MAXIMUM COMFORT MAINT
TOTAL OPERATING EXPENSES	216,466	207,258	218,534	
NET OPERATING PROFIT (LOSS)	(8,560)	157	0	
RESERVE REVENUE				
45000 RESERVE DUES	42,050	42,049	44,151	5% INCREASE IN RESERVES CONTRIBUTION PROPOSED
45050 RESERVE INTEREST INCOME	79	0	0	
TOTAL RESERVE REVENUE	42,129	42,049	44,151	
RESERVE EXPENSES				
60035 CONCRETE REPAIR AND REPLACEMENT			3,100	2SPEED CURRENT BID TO CUT OUT SECTION OF CONCRETE AND RE-SWALE IT AND DIVERT WATER FROM COMING OUT OF GUTTER DRAIN AND DIVERT INTO PLANTER AREA AND OUT INTO STREET - TO BE DONE IN 2022
60400 RESERVE STUDY			2,500	RESERVE STUDY
61000 RESERVE MISCELLANEOUS EXPENSE	0	2,500	2,500	BUDGET SAME AS LAST YEAR
TOTAL RESERVE EXPENSES	0	2,500	2,500	
NET RESERVE PROFIT (LOSS)	42,119	39,549	41,651	