

	Estimated Year End Results	Jan-Dec 2022 Budget	Jan-Dec 2023 Prpsd	NOTES
OPERATING REVENUE			26,269	
40010 OPERATING DUES	262,720	262,686	288,954	10% MINIMUM DUES INCREASE SUGGESTED - NEED TO BUILD UP OPERATING CASH
40200 DUES TO RESERVE	(44,151)	(44,151)	(47,684)	PROPOSED
40110 LATE FEES	679	0	0	
TOTAL OPERATING REVENUE	219,248	218,534	241,271	
OPERATING EXPENSES			20105.88	
50010 LEGAL/PROFESSIONAL FEES	472	500	500	
50080 HOA STATE REGISTRATION FEE-BILL 10-21	0	40	40	ANNUAL DORA REGISTRATION FEE
50050 MANAGEMENT FEES	18,628	18,628	19,186	3% INCREASE
51055 ADDITIONAL HOURS - LABOR	6,298	2,000	6,000	INCREASE BUDGET?
52000 INSURANCE	22,961	23,172	26,221	BUDGETED A 15% INCREASE IN DEC 2022 AND 10% IN 2023
53010 WATER	14,265	14,642	14,862	PER TOWN OF DILLON: WATER INCREASING 1.5% IN 2023; NO INCREASE ON WATER CAPITAL
53020 SEWER	17,252	17,253	17,683	PER TOWN OF DILLON: INCREASING 2.5% IN 2023
53050 IN-HOUSE AMENITIES	32,316	33,306	33,592	5% COMCAST INCREASE IN JANUARY
53090 TELEPHONE - ELEVATOR	1,379	1,392	1,471	5% CENTURYLINK INCREASE
53070 TRASH REMOVAL	10,430	10,268	11,211	SPLIT WITH COMMERCIAL; 7% LANDFILL INCREASE IN DEC 2022 AND 4% IN 2023; \$100 BUDGETED FOR UNFOSEEN ITEMS
51110 SNOW REMOVAL-SHOVELING	1,436	2,000	2,000	
51120 SNOW REMOVAL - OTHER	1,000	500	500	
53120 SECURITY & FIRE SAFETY	4,995	5,000	5,500	MONITORING IS \$535; FIRE ALARM TESTING IS \$2100 AND SPRINKLER AND BACKFLOW INSPECTIONS AND BASIC REPAIRS ARE \$2700; FIRE EXTINGUISHER INSPECTIONS- \$133
53040 NATURAL GAS	24,241	24,080	26,970	BUDGETED A 12% INCREASE
53030 ELECTRIC UTILITY	39,506	38,958	42,853	XCEL INCREASED 12.83% IN 2022; PROJECTED 10% INCREASE IN 2023
51010 GENERAL REPAIR & MAINTENANCE	19,310	6,000	6,000	
51040 PLUMBING & HEATING	5,494	1,500	1,500	
51020 GROUNDS & PARKING MAINTENANCE	614	750	750	
51060 ROOF REPAIRS	6,735	4,087	4,087	
51080 ELEVATOR	11,827	5,869	6,625	PROJECTED 5% SCHINDLER INCREASE IN JANUARY; \$276 NW CO COUNCIL INSPECTION + \$500 FOR REPAIRS
51070 LANDSCAPING	1,308	1,500	1,500	
50100 MISCELLANEOUS EXPENSE	108	90	90	ANNUAL DORA REGISTRATION AND CORPORATE REPORT; ANNUAL MEETING MAILING
54020 HOT TUB MAINTENANCE	8,108	7,000	8,200	SHOULD INCREASE BUDGET FOR MAXIMUM COMFORT MAINT
TOTAL OPERATING EXPENSES	248,684	218,534	237,341	
NET OPERATING PROFIT (LOSS)	(29,436)	0	3,930	
RESERVE REVENUE				
45010 RESERVE DUES	44,151	44,151	47,684	8% INCREASE IN RESERVES CONTRIBUTION PROPOSED
46010 RESERVE INTEREST INCOME	114	0	0	
TOTAL RESERVE REVENUE	44,265	44,151	47,684	
RESERVE EXPENSES				

60040 CONCRETE REPAIR AND REPLACEMENT		3100.00	3,385	CONCRETE AND RE-SWALE IT AND DIVERT WATER FROM COMING OUT OF GUTTER DRAIN AND DIVERT INTO PLANTER AREA AND OUT INTO STREET - PUSHED BACK TO 2023
60040 CONCRETE REPAIR AND REPLACEMENT			63,127	PER MMC- CONCRETE COATING UPPER LEVEL PLAZA
60020 ROOF	16736			
60400 RESERVE STUDY		2500.00	2,500	RESERVE STUDY
61040 FIRE AND SECURITY	14,167			
60090 OTHER EXTERIOR PAINTING INCLUDING RAILS			17,030	PER MMC- PAINT ALL RAILINGS
60300 GARAGE DOORS			12,283	PER MMC- BUFFALO DRIVE GARAGE DOOR
61010 RESERVE MISCELLANEOUS EXPENSE	0	2,500	2,500	
TOTAL RESERVE EXPENSES	30,903	8,100	100,825	
NET RESERVE PROFIT (LOSS)	13,361	36,051	(53,141)	