

La Riva Del Lago-Residential
10/31/2017

Ratified Budget

Included Reports

Annual Budget
Annual Budget w Notes
Budget by Month
Budget w Dues/Unit

Copies

1
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 2018 Apprvd
OPERATING REVENUE		
40000	OPERATING DUES	233,940
40050	DUES TO RESERVE	(31,909)

	TOTAL OPERATING REVENUE	202,031
OPERATING EXPENSES		
50000	LEGAL FEES	1,000
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	40
50100	MANAGEMENT FEES	16,550
50150	ADDITIONAL HOURS - LABOR	1,500
50210	INSURANCE	22,518
50220	WATER	14,182
50225	SEWER	16,835
50230	IN-HOUSE AMENITIES	28,482
50240	TELEPHONE - ELEVATOR	900
50250	TRASH REMOVAL	7,000
50260	SNOW REMOVAL-SHOVELING	3,500
50270	SNOW REMOVAL	1,000
50290	SECURITY & FIRE SAFETY	1,380
50300	NATURAL GAS	23,000
50310	ELECTRIC UTILITY	35,788
50320	GENERAL REPAIR & MAINTENANCE	9,000
50330	PLUMBING & HEATING	1,500
50360	GROUNDS & PARKING MAINTENANCE	1,000
50370	ROOF REPAIRS	2,000
50390	ELEVATOR	4,500
50430	LANDSCAPING	4,256
51000	MISCELLANEOUS EXPENSE	100
54010	HOT TUB MAINTENANCE	6,000

	TOTAL OPERATING EXPENSES	202,031
		=====
	NET OPERATING PROFIT (LOSS)	0
RESERVE REVENUE		
45000	RESERVE DUES	31,909

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 2018 Apprvd
TOTAL RESERVE REVENUE	31,909
RESERVE EXPENSES	
60075 PAINTING/STUCCO	15,000
61000 RESERVE MISCELLANEOUS EXPENSE	2,500

TOTAL RESERVE EXPENSES	17,500
NET RESERVE PROFIT (LOSS)	<u>14,409</u>

La Riva Del Lago-Residential
Annual Budget w Notes
10/31/2017

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

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

ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Notes
OPERATING REVENUE			
40000	OPERATING DUES	233,940	APPROX 2.5% INCREASE- SEE DUES SHEET RECOMMENDED \$4440 INCREASE
40050	DUES TO RESERVE	(31,909)	
	TOTAL OPERATING REVENUE	202,031	
OPERATING EXPENSES			
50000	LEGAL FEES	1,000	BUDGET SAME AS LAST YEAR
50035	HOA STATE REGISTRATION FEE-BIL	40	ANNUAL DORA REGISTRATION FEE
50100	MANAGEMENT FEES	16,550	3% INCREASE
50150	ADDITIONAL HOURS - LABOR	1,500	INCREASED BUDGET \$500
50210	INSURANCE	22,518	DECEMBER PREMIUM: \$34,138; LRVR SPLIT: 65.4%; 10% INCREASE PROJECTED IN DEC 2018
50220	WATER	14,182	BUDGET SAME AS LAST YEAR; INCLUDES A 2% INCREASE IN 2018
50225	SEWER	16,835	BUDGET SAME AS LAST YEAR; INCLUDES A 3% INCREASE IN 2018
50230	IN-HOUSE AMENITIES	28,482	3.17% INCREASE IN TV IN AUG 2017; 5% INCREASE PROJECTED IN AUG 2018
50240	TELEPHONE - ELEVATOR	900	BUDGET SAME AS LAST YEAR
50250	TRASH REMOVAL	7,000	DECREASED BUDGET \$1000
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	1,380	BUDGET SAME AS LAST YEAR
50300	NATURAL GAS	23,000	BUDGETED ANNUALLY AND NOT SEASONALLY; DECREASED BUDGET \$1440
50310	ELECTRIC UTILITY	35,788	INCREASED BUDGET \$788
50320	GENERAL REPAIR & MAINTENANCE	9,000	BUDGET SAME AS LAST YEAR
50330	PLUMBING & HEATING	1,500	INCREASED BUDGET \$600
50360	GROUPDS & PARKING MAINTENANCE	1,000	INCREASED BUDGET \$500
50370	ROOF REPAIRS	2,000	INCREASED BUDGET \$1000
50390	ELEVATOR	4,500	BUDGET SAME AS LAST YEAR
50430	LANDSCAPING	4,256	BUDGET SAME AS LAST YEAR
51000	MISCELLANEOUS EXPENSE	100	BUDGET SAME AS LAST YEAR
54010	HOT TUB MAINTENANCE	6,000	BUDGET SAME AS LAST YEAR
	TOTAL OPERATING EXPENSES	202,031	
	NET OPERATING PROFIT (LOSS)	0	
RESERVE REVENUE			
45000	RESERVE DUES	31,909	SEE 40050 FOOTNOTE
	TOTAL RESERVE REVENUE	31,909	
RESERVE EXPENSES			
60075	PAINTING/STUCCO	15,000	
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	
	TOTAL RESERVE EXPENSES	17,500	
	NET RESERVE PROFIT (LOSS)	14,409	

La Riva Del Lago-Residential
Budget by Month
10/31/2017

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

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

OPERATING REVENUE														
40000	OPERATING DUES	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	19,495	233,940
40050	DUES TO RESERVE	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,659)	(2,660)	(31,909)
	TOTAL OPERATING REVENUE	16,836	16,836	16,836	16,836	16,836	16,836	16,836	16,836	16,836	16,836	16,836	16,835	202,031
OPERATING EXPENSES														
50000	LEGAL FEES	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50035	HOA STATE REGISTRATION FEE-BILL 10-2078	0	0	0	0	0	0	40	0	0	0	0	0	40
50100	MANAGEMENT FEES	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,381	16,550
50150	ADDITIONAL HOURS - LABOR	125	125	125	125	125	125	125	125	125	125	125	125	1,500
50210	INSURANCE	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	2,036	22,518
50220	WATER	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,180	14,182
50225	SEWER	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,402	16,835
50230	IN-HOUSE AMENITIES	2,325	2,325	2,325	2,325	2,325	2,325	2,441	2,441	2,441	2,441	2,441	2,443	28,482
50240	TELEPHONE - ELEVATOR	75	75	75	75	75	75	75	75	75	75	75	75	900
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	115	115	115	115	115	115	115	115	115	115	115	115	1,380
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	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,982	2,986	35,788
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	GROUPS & 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	0	1,000	1,000	1,000	1,000	256	0	0	4,256
51000	MISCELLANEOUS EXPENSE	100	0	0	0	0	0	0	0	0	0	0	0	100
54010	HOT TUB MAINTENANCE	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	TOTAL OPERATING EXPENSES	16,864	16,764	16,764	16,864	16,031	17,031	17,071	17,147	17,147	16,403	16,880	17,065	202,031
	NET OPERATING PROFIT (LOSS)	(28)	72	72	(28)	805	(195)	(235)	(311)	(311)	433	(44)	(230)	0
RESERVE REVENUE														
45000	RESERVE DUES	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,660	31,909
	TOTAL RESERVE REVENUE	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,659	2,660	31,909
RESERVE EXPENSES														
60075	PAINTING/STUCCO	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
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	17,500	0	0	0	0	0	0	17,500
	NET RESERVE PROFIT (LOSS)	2,659	2,659	2,659	2,659	2,659	(14,841)	2,659	2,659	2,659	2,659	2,659	2,660	14,409

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

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

ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	233,940	527
40050	DUES TO RESERVE	(31,909)	(72)
	TOTAL OPERATING REVENUE	202,031	455
OPERATING EXPENSES			
50000	LEGAL FEES	1,000	2
50035	HOA STATE REGISTRATION FEE-BIL	40	0
50100	MANAGEMENT FEES	16,550	37
50150	ADDITIONAL HOURS - LABOR	1,500	3
50210	INSURANCE	22,518	51
50220	WATER	14,182	32
50225	SEWER	16,835	38
50230	IN-HOUSE AMENITIES	28,482	64
50240	TELEPHONE - ELEVATOR	900	2
50250	TRASH REMOVAL	7,000	16
50260	SNOW REMOVAL-SHOVELING	3,500	8
50270	SNOW REMOVAL	1,000	2
50290	SECURITY & FIRE SAFETY	1,380	3
50300	NATURAL GAS	23,000	52
50310	ELECTRIC UTILITY	35,788	81
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	4,256	10
51000	MISCELLANEOUS EXPENSE	100	0
54010	HOT TUB MAINTENANCE	6,000	14
	TOTAL OPERATING EXPENSES	202,031	455
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	31,909	72

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

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

ACCOUNT	DESCRIPTION	Jan 2018 Dec 2018	Avg Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 31,909	---- 72
	RESERVE EXPENSES		
60075	PAINTING/STUCCO	15,000	34
61000	RESERVE MISCELLANEOUS EXPENSE	2,500	6
	TOTAL RESERVE EXPENSES	----- 17,500	---- 39
	NET RESERVE PROFIT (LOSS)	=====	=====
		14,409	32