



2017 BUDGET

Accounts	Actual			Budget presented for review
	2014*	2015*	2016*	2017
Income				
Homeowners Dues	50,400.00	50,400.00	50,400.00	50,400.00
Interest Income	443.31	422.28	353.26	300.00
Transfer Fee	-	-	-	-
Total Income	50,843.31	50,822.28	50,753.26	50,700.00
Expenses				
Insurance	685.00	696.00	889.00	1,000.00
Admin Expense	262.24	691.70	305.69	1,000.00
Annual Meeting & Summer BBQ	208.99	293.59	466.95	500.00
Website Hosting Fee	20.00	137.20	118.45	150.00
Taxes	-	102.99	96.68	88.00
General & Administrative	1,176.23	1,921.48	1,876.77	2,738.00
Tree Trimming	3,550.00	1,000.00	1,538.73	1,600.00
Tree Removal & Stumps Grinding	600.00	275.00	1,660.00	500.00
Mailboxes & Street Signs	329.00	390.00	319.99	1,000.00
Pump House Maintenance	500.00	-	231.20	500.00
Elk Fencing Up and Down	700.00	300.00	390.00	500.00
Building	5,679.00	1,965.00	4,139.92	4,100.00
Lawn Mowing	3,320.00	4,050.00	4,220.00	4,800.00
Weed Spraying	100.00	-	1,158.57	1,000.00
Roden/Gopher Treatment	-	570.00	2,070.00	2,000.00
Sprinkler System Winterization and Start Up	479.62	-	-	360.00
Drag Greenbelt	500.00	500.00	350.00	700.00
Tree Planting	78.46	391.43	604.83	2,000.00
Hydroseeding	-	-	3,618.73	3,500.00
Mulch	275.00	2,063.25	321.60	2,000.00
Dump Fee	86.00	38.92	82.87	100.00
Gardening/Berm Maintenance	1,860.00	2,920.00	2,960.00	3,000.00
Landscaping	6,699.08	10,533.60	15,386.60	19,460.00
Road Crack Repair	2,500.00	3,500.00	3,500.00	3,500.00
Snow Removal	567.50	4,022.50	4,010.00	4,000.00
Weed Spraying	225.00	204.25	170.50	250.00
Road Maintenance	3,292.50	7,726.75	7,680.50	7,750.00
Electric Bill	1,452.23	1,387.23	2,513.63	2,905.39
Water Plan Operations	3,600.00	3,808.00	4,225.00	4,800.00
Bleach	158.00	126.00	238.00	220.00
Meeting ADWA, CRWA, CCR, State Inspection	50.00	390.00	180.00	200.00
Sample Handling Nitrate	35.00	35.00	-	50.00
Sample Handling TTHM/HAA5	61.00	-	-	-
Sample Handling Lead/Copper	-	-	250.00	250.00
Sample Handling SOC/VOC	-	-	170.00	-
Testing Sample Nitrate	50.00	75.00	75.00	75.00
Testing Sample TTHM/HAA5	200.00	-	-	250.00
Testing Sample Lead/Copper	-	-	220.00	250.00
Testing Sample SOC/VOC	-	-	853.00	-
Quality & Bacteriology Test	300.00	300.00	300.00	300.00
Drinking Water Annual Fee (CO DoPHE)	75.00	75.00	75.00	75.00
Wells System Maintenance	395.00	315.00	50.00	250.00
Water	6,376.23	6,511.23	9,149.63	9,625.39
Total Expenses	23,223.04	28,658.06	38,233.42	43,673.39
% of total Income	46%	56%	75%	86%
Net Income	27,620.27	22,164.22	12,519.84	7,026.61
Unexpected Events and Expenses				
Meadows Road Maintenance	400.00	-	500.00	500.00
Water Pipes Break Repair	3,404.50	-	-	-
AVC Litigation	-	19,375.00	-	-
Legal Cost	-	-	2,775.75	2,500.00
Contingency	-	-	-	1,000.00
Unexpected Events and Expenses	3,804.50	19,375.00	3,275.75	4,000.00
Assets/Projects				
New Street Signs	-	1,163.27	-	-
Seal Coat Road	13,450.00	-	-	15,000.00
Blue Sky Website	1,805.00	-	-	-
Protection Plan	611.56	1,041.25	(1,652.81)	-
Pump House Upgrades	928.04	-	12,104.44	1,000.00
Wells System Upgrades	-	-	4,329.26	-
New Sprinkler System	-	-	49,264.79	-
Assets/Investment Project	16,794.60	2,204.52	64,045.68	16,000.00
Beginning Balance Capital Reserve	156,395.81	165,416.98	169,351.68	120,550.09
Net Income going in Reserve	27,620.27	22,164.22	12,519.84	7,026.61
Transfer Fee	2,000.00	3,350.00	6,000.00	-
Unexpected Events and Expenses	(3,804.50)	(19,375.00)	(3,275.75)	(4,000.00)
Assets/Investment Project	(16,794.60)	(2,204.52)	(64,045.68)	(16,000.00)
Ending Balance Capital Reserve	165,416.98	169,351.68	120,550.09	107,576.70

*Reclass yearly P&L and BS (based on Accrual amounts)