



**2018 BUDGET**

Accounts	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget presented
	2011	2012	2013	2014*	2015*	2016*	2017*	for review
								2018
<b>Income</b>								
Homeowners Dues	48,750.00	50,400.00	50,400.00	50,400.00	50,400.00	50,400.00	50,400.00	50,400.00
Interest Income	337.03	364.93	376.87	443.31	422.28	353.26	17.98	15.00
Transfer Fee	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>49,087.03</b>	<b>50,764.93</b>	<b>50,776.87</b>	<b>50,843.31</b>	<b>50,822.28</b>	<b>50,753.26</b>	<b>50,417.98</b>	<b>50,415.00</b>
<b>Expenses</b>								
Insurance	710.00	625.00	680.00	685.00	696.00	889.00	960.05	1,000.00
Admin Expense	82.39	388.75	249.44	262.24	691.70	305.69	127.04	1,500.00
Annual Meeting & Summer BBQ	-	-	-	208.99	293.59	466.95	204.16	300.00
Website & Other	-	-	-	20.00	137.20	118.45	238.45	314.00
Taxes	65.91	10.00	10.00	-	102.99	96.68	75.98	7.00
<b>General &amp; Administrative</b>	<b>858.30</b>	<b>1,023.75</b>	<b>939.44</b>	<b>1,176.23</b>	<b>1,921.48</b>	<b>1,876.77</b>	<b>1,605.68</b>	<b>3,121.00</b>
Tree Trimming	-	500.00	1,780.00	3,550.00	1,000.00	1,538.73	1,600.00	750.00
Tree Removal & Stumps Grinding	-	-	-	600.00	275.00	1,660.00	2,300.00	750.00
Mailboxes & Street Signs	240.00	-	63.70	329.00	390.00	319.99	125.00	1,000.00
Pump House Maintenance	50.00	95.00	450.00	500.00	-	231.20	-	250.00
Elk Fencing Up and Down	700.00	660.00	800.00	700.00	300.00	390.00	75.00	100.00
<b>Building</b>	<b>990.00</b>	<b>1,255.00</b>	<b>3,093.70</b>	<b>5,679.00</b>	<b>1,965.00</b>	<b>4,139.92</b>	<b>4,100.00</b>	<b>2,850.00</b>
Lawn Mowing	2,490.00	2,175.00	2,851.00	3,320.00	4,050.00	4,220.00	5,070.00	7,000.00
Weed Spraying/Fertilizer	578.85	151.49	779.20	100.00	-	1,158.57	1,614.00	500.00
Roden/Gopher Treatment	-	680.00	225.00	-	570.00	2,070.00	2,124.00	2,000.00
Sprinkler System Winterization and Start Up	74.61	501.16	450.16	479.62	-	-	442.38	500.00
Drag Greenbelt	-	182.34	500.00	500.00	500.00	350.00	-	350.00
Tree Planting	-	-	92.88	78.46	391.43	604.83	762.56	2,000.00
Hydroseeding	-	-	-	-	-	3,618.73	149.39	2,000.00
Mulch	-	1,333.98	-	275.00	2,063.25	321.60	2,763.99	2,000.00
Dump Fee	-	-	-	86.00	38.92	82.87	57.66	100.00
Gardening/Berm Maintenance	145.50	1,434.00	820.00	1,860.00	2,920.00	2,960.00	2,976.66	3,000.00
<b>Landscaping</b>	<b>3,288.96</b>	<b>6,457.97</b>	<b>5,718.24</b>	<b>6,699.08</b>	<b>10,533.60</b>	<b>15,386.60</b>	<b>15,960.64</b>	<b>19,450.00</b>
Road Crack Repair	3,200.00	2,600.00	2,000.00	2,500.00	3,500.00	3,500.00	5,266.00	3,500.00
Snow Removal	942.50	840.00	1,686.00	567.50	4,022.50	4,010.00	1,425.00	3,500.00
Weed Spraying	-	-	406.65	225.00	204.25	170.50	475.00	500.00
<b>Road Maintenance</b>	<b>4,142.50</b>	<b>3,440.00</b>	<b>4,092.65</b>	<b>3,292.50</b>	<b>7,726.75</b>	<b>7,680.50</b>	<b>7,166.00</b>	<b>7,500.00</b>
Electric Bill	1,624.90	1,777.92	1,892.14	1,452.23	1,387.23	2,513.63	2,561.23	2,828.30
Water Plan Operations	3,600.00	3,600.00	3,600.00	3,600.00	3,808.00	4,225.00	4,375.00	5,100.00
Bleach	126.00	77.00	91.00	158.00	126.00	238.00	406.00	350.00
Meeting ADWA, CRWA, CCR, State Inspection	25.00	50.00	250.00	50.00	390.00	180.00	450.00	200.00
Sample Handling Nitrate	35.00	40.00	50.00	35.00	35.00	-	50.00	50.00
Sample Handling TTHM/HAA5	-	48.00	-	61.00	-	-	40.00	-
Sample Handling Lead/Copper	-	-	50.00	-	-	250.00	260.00	250.00
Sample Handling SOC/VOC	-	-	50.00	-	-	170.00	-	300.00
Testing Sample Nitrate	50.00	50.00	50.00	50.00	75.00	75.00	125.00	125.00
Testing Sample TTHM/HAA5	-	330.00	200.00	200.00	-	-	275.00	-
Testing Sample Lead/Copper	-	-	200.00	-	-	220.00	220.00	220.00
Testing Sample SOC/VOC	-	-	791.20	-	-	853.00	-	1,000.00
Quality & Bacteriology Test	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Drinking Water Annual Fee (CO DoPHE)	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00
Wells System Maintenance	-	103.99	32.73	395.00	315.00	50.00	395.00	250.00
<b>Water</b>	<b>5,835.90</b>	<b>6,451.91</b>	<b>7,632.07</b>	<b>6,376.23</b>	<b>6,511.23</b>	<b>9,149.63</b>	<b>9,532.23</b>	<b>11,048.30</b>
<b>Total Expenses</b>	<b>15,115.66</b>	<b>18,628.63</b>	<b>21,476.10</b>	<b>23,223.04</b>	<b>28,658.06</b>	<b>38,233.42</b>	<b>38,364.55</b>	<b>43,969.30</b>
% of total income	31%	37%	42%	46%	56%	75%	76%	87%
<b>Net Income</b>	<b>33,971.37</b>	<b>32,136.30</b>	<b>29,300.77</b>	<b>27,620.27</b>	<b>22,164.22</b>	<b>12,519.84</b>	<b>12,053.43</b>	<b>6,445.70</b>
<b>Unexpected Events and Expenses</b>								
HMR Maintenance	210.00	-	-	400.00	-	500.00	(302.50)	-
AVC Litigation	-	-	-	-	19,375.00	-	(21,554.44)	-
Legal Cost	-	-	-	-	-	2,775.75	2,172.50	2,500.00
Water Pipes Break Repair	-	1,352.27	7,091.25	3,404.50	-	-	3,616.50	4,000.00
<b>Unexpected Events and Expenses</b>	<b>210.00</b>	<b>1,352.27</b>	<b>7,091.25</b>	<b>3,804.50</b>	<b>19,375.00</b>	<b>3,275.75</b>	<b>(16,067.94)</b>	<b>6,500.00</b>
<b>Assets/Projects</b>								
Street Signs	-	-	890.18	-	1,163.27	-	-	-
Seal Coat Road	11,250.00	-	-	13,450.00	-	-	14,500.00	-
Blue Sky Website	-	-	-	1,805.00	-	-	-	-
Sprinkler System	-	-	-	-	-	49,264.79	-	-
Entry Berm Project extra Landscaping	-	-	-	-	-	-	-	4,000.00
Pump House Upgrades	-	2,600.00	-	928.04	-	12,104.44	-	-
Wells System Reserve	-	-	685.00	-	-	4,329.26	18,900.86	-
Protection Plan	-	-	-	611.56	1,041.25	(1,652.81)	-	-
HMR -> CR 255 Road	-	-	-	-	-	-	47,240.00	-
<b>Assets/Investment Project</b>	<b>11,250.00</b>	<b>2,600.00</b>	<b>1,575.18</b>	<b>16,794.60</b>	<b>2,204.52</b>	<b>64,045.68</b>	<b>80,640.86</b>	<b>4,000.00</b>
Beginning Balance Capital Reserve	80,145.40	105,962.86	133,761.47	156,395.81	165,416.98	169,351.68	120,550.09	70,030.60
Net Income going in Reserve	33,971.37	32,136.30	29,300.77	27,620.27	22,164.22	12,519.84	12,053.43	6,445.70
Transfer Fee	3,072.26	-	2,000.00	2,000.00	3,350.00	6,000.00	2,000.00	-
Unexpected Events and Expenses	(210.00)	(1,352.27)	(7,091.25)	(3,804.50)	(19,375.00)	(3,275.75)	16,067.94	(6,500.00)
<b>Assets/Investment Project</b>	<b>(11,250.00)</b>	<b>(2,600.00)</b>	<b>(1,575.18)</b>	<b>(16,794.60)</b>	<b>(2,204.52)</b>	<b>(64,045.68)</b>	<b>(80,640.86)</b>	<b>(4,000.00)</b>
<b>Ending Balance Capital Reserve</b>	<b>105,729.03</b>	<b>134,146.89</b>	<b>156,395.81</b>	<b>165,416.98</b>	<b>169,351.68</b>	<b>120,550.09</b>	<b>70,030.60</b>	<b>65,976.30</b>

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