

**The Reserve at Estes Park Homeowners Association  
History and Budget**

	<u>2019 Actual</u>		<u>2020 Actual</u>		<u>2021 Actual</u>		<u>2022 Forecasted</u>			<u>2023 Budget</u>		
	Total	\$/Lot	Total	\$/Lot	Total	\$/Lot	Total	\$/Lot	% of Total	Total	\$/Lot	% of Total
<b>Revenue:</b>												
<b>Owner Assessments (1)</b>												
Operating	6,450	150	6,450	150	6,450	150	6,450	150	49%	6,450	150	49%
Reserves	6,450	150	6,450	150	6,450	150	6,450	150	49%	6,450	150	49%
<b>Interest Income (2)</b>												
Late Fees, Misc. Income	513	12	378	9	156	4	150	3	1%	300	7	2%
Total Assessments	13,443	313	13,368	311	13,086	304	13,050	303	100%	13,200	307	100%
<b>Expenses:</b>												
<b>Insurance (3)</b>												
General Maintenance	1,472	34	1,771	41	1,837	43	1,778	41	15%	1,850	43	15%
<b>Tree Spray (Beetles) (4)</b>												
<b>Berm Maint/Utilities (5 &amp; 10)</b>												
<b>Weed Control (6)</b>												
Picnic	400	9	410	10	-	-	-	-	0%	-	-	0%
Signs	-	-	-	-	-	-	-	-	0%	-	-	0%
Office, Tax, Contingency	1,126	26	1,691	39	3,144	73	2,600	60	21%	2,420	56	20%
Transfer to Capital Reserves	190	4	991	23	37	1	-	-	0%	500	12	4%
Total Expenses	641	15	-	-	542	13	629	15	5%	700	16	6%
<b>Excess / (Deficit)</b>												
Beginning Balance - Operating Fund	157	4	1,057	25	739	17	230	5	2%	400	9	3%
Ending Balance - Operating Fund	6,450	150	6,450	150	6,450	150	6,450	150	53%	6,450	150	52%
<b>Capital Reserves (7):</b>	10,436	243	12,370	288	12,749	296	12,138	282	100%	12,320	287	100%
Beginning Balance	3,007	70	998	23	337	8	912	21	13%	880	20	13%
Collected	9,132		12,139		13,137		13,474			14,386		
Spent (8)	12,139		13,137		13,474		14,386			15,266		
Ending Balance	8,422		14,872		19,162		21,162			26,612		
Ending Balance Total	14,872		19,162		21,162		26,612			33,062		
	27,011		32,299		34,636		40,998			48,328		

**Footnotes:**

- (1) Operatng Assessments \$150/year since 2013.  
Capitol Reserve assessment increased from \$25 / year to \$150 / year in 2018 to build back the Capital Reserve.  
Capital Reserve assessment continued in 2020 - 2022 for potential enhancements to 3 cul-de-sacs.
- (2) Interest income on CD's at PMCU.
- (3) Insurance covers association property (statue, sign, fence, mailboxes) and liability coverage for common areas as well as D & O coverage added in 2013.  
Added Volunteer Insurance in 2020
- (4) Common area tree spraying began in 2007. Sprayed 132 trees in 2016 and 62 trees in 2017, 0 in 2018 and following years.
- (5) Expenses for berm maintenance have varied base on sprinkler system repairs, increased watering and fence repairs.  
Water Cost Rate increased 25% in 2020
- (6) Weed control varies based on the need to purchase chemicals; spraying is done by volunteer owners and some outside expense.
- (7) Capital Reserves are available to cover contingencies such as legal issues or improvement and replacement of association property due to wear & tear.
- (8) 2020 expenditures included \$2,160 for rock for 3 cul-de-sacs, 2021 expenditures included \$4,450 tor tree and brush removal, all authorized by the Boad

**(10) Berm Maint/Utilities History**

	<u>Actual 2019</u>	<u>Actual 2020</u>	<u>Actual 2021</u>	<u>Forecast 2022</u>	<u>Budget 2023</u>
Sprinkler Repair:					
Routine	173	75	75	120	120
Backflow/ major work					
Fence Repair			877	0	0
Berm landscape work		0	644	716	500
Signs					
Utilities	953	1,616	1,548	1,764	1,800
Total	1,126	1,691	3,144	2,600	2,420