

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

	2024 Actual			2025 Actual			2026 Forecast			2027 Budget		
	Total	\$/Lot	% of Total	Total	\$/Lot	% of Total	Total	\$/Lot	% of Total	Total	\$/Lot	% of Total
Revenue:												
Owner Assessments (1)												
Operating	6,450	150	44%	6,450	150	43%	6,450	150	43%	6,450	150	43%
Reserves	6,450	150	44%	6,450	150	43%	6,450	150	43%	6,450	150	43%
Interest Income (2)	1,922	45	13%	2,189	51	15%	2,000	47	13%	2,000	47	13%
Late Fees, Misc. Income	-	-	0%	-	-	0%	-	-	0%	0	-	0%
Total Assessments	14,822	345	100%	15,089	351	100%	14,900	347	100%	14,900	347	100%
Expenses:												
Insurance (3)	1,887	44	15%	1,974	46	14%	2,356	55	14%	2,500	58	15%
Maintenance & Berm Utilities (4)	2,363	55	19%	2,268	53	16%	5,370	125	32%	4,000	93	24%
Weed Control (5)	465	11	4%	580	13	4%	850	20	5%	900	21	5%
Picnic	520	12	4%	745	17	5%	1,041	24	6%	1,200	28	7%
Signs	-	-	0%	584	14	4%	-	-	0%	-	-	0%
Office, Tax, Contingency (7)	690	16	6%	1,729	40	12%	960	22	6%	1,580	37	10%
Transfer to Capital Reserves	6,450	150	52%	6,450	150	45%	6,450	150	38%	6,450	150	39%
Total Expenses	12,375	288	100%	14,330	333	100%	17,026	396	100%	16,630	387	100%
Excess / (Deficit)	2,447	57	17%	759	18	5%	(2,126)	(49)	-14%	(1,730)	(40)	-12%
Beginning Balance - Operating Fund	16,121			18,568			19,327			17,201		
Ending Balance - Operating Fund	18,568			19,327			17,201			15,471		
Capital Reserves (6):												
Beginning Balance	31,890			38,340			38,669			45,119		
Collected	6,450			6,450			6,450			6,450		
Spent (See additional sheet)	-			(6,121)			-			(5,100)		
Ending Balance	38,340			38,669			45,119			46,469		
Ending Balance Total	56,908			57,996			62,320			61,940		

Footnotes:

- (1) Operating Assessments \$150/year since 2013.
Capital Reserve assessment increased from \$25 / year to \$150 / year in 2018 to build the Capital Reserve.
- (2) Interest income on CDs at Meritrust (formerly Premier Members) Credit Union.
- (3) Insurance covers association property (statue, sign, fence, mailboxes) and liability coverage for common areas as well as D & O coverage
- (4) Expenses for maintenance have varied based on sprinkler system repairs, watering needs and fence repairs.

Maintenance/Berm Utilities History	Actual 2024	Actual 2025	Forecast 2026	Budget 2027
Sprinkler Repair	1,077	832		
Routine	127	127	150	150
Backflow/ major work	705	705	500	700
Misc. Repair	-	-	-	-
Fence Repair/Painting	-	-	2,100	-
Berm landscape work (routine)	-	-	500	1,000
Beetle Treatment			920	950
Utilities	1,286	1,436	1,200	1,200
Total	2,363	2,268	5,370	4,000

- (5) Weed control varies based on the need to purchase chemicals; spraying is done by volunteer owners and some outside expense.
- (6) Capital Reserves are available to cover items such as legal issues or improvement and replacement of association property due to wear & tear.
- (7) Office, Tax and Contingency includes meeting room rental for the annual meeting, expenses for the Reserve HOA website (some expenses are every other year), income taxes and filing/registration fees, postage for required owner mailings.

Office, Tax, Contingency				
Taxes	278	526	550	550
State Filings	68	69	70	70
Website	98	765	33	650
Annual Meeting & Postage	211	184	157	160
Misc	35	185	150	150
Total	690	1,729	960	1,580

**Reserve at Estes Park HOA
Capital Expenditure History**

2017

Mailboxes	1,489
Repair Water meter	3,600
Fence replacement	13,214
Total	<u>18,303</u>

2020

Rocks for 3 cul-de-sacs	2,160
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2021

Berm tree & brush removal	4,450
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2022

Landscaping at cul-de-sacs	2,172
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2023

Asphalt & rocks at mailboxes	-
(\$3,000 budgeted, work done by Town of EP)	

2025 Forecast

Berm landscape removal & replacement	6,121
Total	<u>6,121</u>

Avg - 9 year period (2017-2025)	3,690
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2026 Forecast

Landscape removal & replacement	-
Total	<u>-</u>

2027 Budget

Asphalt at mailboxes	3,000
Landscape removal & replacement	1,500
Sprinkler section replacement	600
Total	<u>5,100</u>