

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

	2023 Actual			2024 Actual			2025 Forecast			2026 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	46%	6,450	150	44%	6,450	150	43%	6,450	150	43%
Reserves	6,450	150	46%	6,450	150	44%	6,450	150	43%	6,450	150	43%
Interest Income (2)	983	23	7%	1,922	45	13%	2,070	48	14%	2,000	47	13%
Late Fees, Misc. Income	-	-	0%	-	-	0%	-	-	0%	-	-	0%
Total Assessments	13,883	323	100%	14,822	345	100%	14,970	348	100%	14,900	347	100%
Expenses:												
Insurance (3)	1,849	43	15%	1,887	44	15%	1,974	46	15%	2,070	48	15%
Maintenance & Berm Utilities (4)	1,520	35	12%	2,363	55	19%	1,612	37	12%	3,100	72	22%
Weed Control (5)	603	14	5%	465	11	4%	500	12	4%	600	14	4%
Picnic	767	18	6%	520	12	4%	745	17	6%	850	20	6%
Signs	(96)	(2)	-1%	-	-	0%	584	14	4%	-	-	0%
Office, Tax, Contingency (7)	1,201	28	10%	690	16	6%	1,665	39	12%	1,080	25	8%
Transfer to Capital Reserves	6,450	150	52%	6,450	150	52%	6,450	150	48%	6,450	150	46%
Total Expenses	12,294	286	100%	12,375	288	100%	13,530	315	100%	14,150	329	100%
Excess / (Deficit)	1,589	37	11%	2,447	57	17%	1,440	33	10%	750	17	5%
Beginning Balance - Operating Fund	14,532			16,121			18,568			20,008		
Ending Balance - Operating Fund	16,121			18,568			20,008			20,758		
Capital Reserves (6):												
Beginning Balance	25,440			31,890			38,340			38,544		
Collected	6,450			6,450			6,450			6,450		
Spent (See additional sheet)	-			-			(6,246)			(5,100)		
Ending Balance	31,890			38,340			38,544			39,894		
Ending Balance Total	48,011			56,908			58,552			60,652		

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 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 and volunteer coverage.
- (4) Expenses for maintenance have varied based on sprinkler system repairs, watering needs and fence repairs.

Maintenance/Berm Utilities History	Actual 2023	Actual 2024	Forecast 2025	Budget 2026
Sprinkler Repair	426	1,077	612	650
Misc. Repair	-	-	-	-
Fence Repair/Painting	307	-	-	750
Berm landscape work (routine)	-	-	-	500
Utilities	787	1,286	1,000	1,200
Total	1,520	2,363	1,612	3,100

- (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	36	278	507	550
State Filings	40	68	69	70
Website	548	98	765	110
Annual Meeting & Postage	241	211	139	200
Misc	336	35	185	150
Total	1,201	690	1,665	1,080

**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	6,246
Total	<u>6,246</u>

Avg - 8 year period (2017-2024)	3,386
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2026 Budget

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