

**Frisco Bay Townhomes**  
10/01/2019  
**RATIFIED BUDGET**

**Included Reports**

Annual Budget  
Budget by Month  
Budget w Dues/Unit

**Copies**

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c/o Wilderndest Property Mgmt  
PO Box 1069  
Silverthorne CO 80498

Wilderndest Property Management  
P.O. Box 1069  
Silverthorne CO 80498

| ACCOUNT DESCRIPTION                 | Oct-Sep<br>2020 Apprvd |
|-------------------------------------|------------------------|
| <b>OPERATING REVENUE</b>            |                        |
| 40000 OPERATING DUES                | 272,832                |
| 40050 DUES TO RESERVE               | (52,403)               |
| 40080 GARAGE DUES                   | 348                    |
|                                     | -----                  |
| TOTAL OPERATING REVENUE             | 220,777                |
| <b>OPERATING EXPENSES</b>           |                        |
| 50000 LEGAL / PROFESSIONAL          | 700                    |
| 50015 ADMIN EXPENSE - CLERICAL      | 1,260                  |
| 50070 MEETING EXPENSE               | 333                    |
| 50100 COMMUNITY MANAGEMENT-CONTRACT | 37,080                 |
| 50210 INSURANCE                     | 25,855                 |
| 50220 WATER                         | 28,000                 |
| 50225 SEWER                         | 23,061                 |
| 50230 CABLE TV                      | 47,977                 |
| 50250 TRASH REMOVAL                 | 5,134                  |
| 50260 SNOW REMOVAL-PLOW/SHOVEL      | 17,000                 |
| 50270 SNOW REMOVAL-SCRAPE/HAUL      | 2,000                  |
| 50280 SNOW REMOVAL-ROOF             | 3,080                  |
| 50310 ELECTRIC UTILITY              | 3,000                  |
| 50320 GENERAL BUILDING MAINTENANCE  | 8,000                  |
| 50360 GROUNDS & PARKING MAINTENANCE | 5,000                  |
| 50370 ROOF REPAIRS                  | 3,200                  |
| 50375 TEMPERATURE MONITORING        | 1,560                  |
| 55450 LOAN PRINCIPAL                | 5,876                  |
| 55500 LOAN INTEREST EXPENSE         | 2,687                  |
|                                     | -----                  |
| TOTAL OPERATING EXPENSES            | 220,803                |
|                                     | =====                  |
| NET OPERATING PROFIT (LOSS)         | (26)                   |
| <b>RESERVE REVENUE</b>              |                        |
| 45000 RESERVE DUES                  | 52,403                 |
|                                     | -----                  |
| TOTAL RESERVE REVENUE               | 52,403                 |
| <b>RESERVE EXPENSES</b>             |                        |

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ACCOUNT DESCRIPTION

Oct-Sep  
2020 Apprvd

|       |                            |         |
|-------|----------------------------|---------|
| 60000 | SIDING / RESURFACING       | 3,000   |
| 60010 | ROOF REPAIR/REPLACE        | 8,000   |
| 60040 | PARKING LOTS               | 16,000  |
| 60075 | EXTERIOR BUILDING PAINTING | 25,000  |
| 60400 | RESERVE STUDY              | 3,000   |
|       |                            | -----   |
|       | TOTAL RESERVE EXPENSES     | 55,000  |
|       |                            | =====   |
|       | NET RESERVE PROFIT (LOSS)  | (2,597) |

Frisco Bay Townhomes  
Budget by Month  
10/01/2019

c/o Wilderndest Property Mgmt  
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| ACCOUNT DESCRIPTION                     | October<br>2019 | November<br>2019 | December<br>2019 | January<br>2020 | February<br>2020 | March<br>2020  | April<br>2020 | May<br>2020   | June<br>2020  | July<br>2020    | August<br>2020  | September<br>2020 | 2019<br>Annual Budget |
|---|-----------------|------------------|------------------|-----------------|------------------|----------------|---------------|---------------|---------------|-----------------|-----------------|-------------------|-----------------------|
| <b>OPERATING REVENUE</b>                |                 |                  |                  |                 |                  |                |               |               |               |                 |                 |                   |                       |
| 40000 OPERATING DUES                    | 22,736          | 22,736           | 22,736           | 22,736          | 22,736           | 22,736         | 22,736        | 22,736        | 22,736        | 22,736          | 22,736          | 22,736            | 272,832               |
| 40050 DUES TO RESERVE                   | (4,367)         | (4,367)          | (4,367)          | (4,367)         | (4,367)          | (4,367)        | (4,367)       | (4,367)       | (4,367)       | (4,367)         | (4,367)         | (4,367)           | (52,403)              |
| 40080 GARAGE DUES                       | 29              | 29               | 29               | 29              | 29               | 29             | 29            | 29            | 29            | 29              | 29              | 29                | 348                   |
| <b>TOTAL OPERATING REVENUE</b>          | <b>18,398</b>   | <b>18,398</b>    | <b>18,398</b>    | <b>18,398</b>   | <b>18,398</b>    | <b>18,398</b>  | <b>18,398</b> | <b>18,398</b> | <b>18,398</b> | <b>18,398</b>   | <b>18,398</b>   | <b>18,399</b>     | <b>220,777</b>        |
| <b>OPERATING EXPENSES</b>               |                 |                  |                  |                 |                  |                |               |               |               |                 |                 |                   |                       |
| 50000 LEGAL / PROFESSIONAL              | 61              | 0                | 0                | 0               | 0                | 625            | 14            | 0             | 0             | 0               | 0               | 0                 | 700                   |
| 50015 ADMIN EXPENSE - CLERICAL          | 105             | 105              | 105              | 105             | 105              | 105            | 105           | 105           | 105           | 105             | 105             | 105               | 1,260                 |
| 50070 MEETING EXPENSE                   | 27              | 27               | 27               | 27              | 27               | 27             | 27            | 27            | 27            | 30              | 30              | 30                | 333                   |
| 50100 COMMUNITY MANAGEMENT-<br>CONTRACT | 3,090           | 3,090            | 3,090            | 3,090           | 3,090            | 3,090          | 3,090         | 3,090         | 3,090         | 3,090           | 3,090           | 3,090             | 37,080                |
| 50210 INSURANCE                         | 2,052           | 2,052            | 2,052            | 2,052           | 2,052            | 2,052          | 2,257         | 2,257         | 2,257         | 2,257           | 2,257           | 2,258             | 25,855                |
| 50220 WATER                             | 2,333           | 2,333            | 2,333            | 2,333           | 2,333            | 2,333          | 2,333         | 2,333         | 2,333         | 2,333           | 2,333           | 2,337             | 28,000                |
| 50225 SEWER                             | 1,807           | 1,807            | 1,807            | 1,960           | 1,960            | 1,960          | 1,960         | 1,960         | 1,960         | 1,960           | 1,960           | 1,960             | 23,061                |
| 50230 CABLE TV                          | 3,998           | 3,998            | 3,998            | 3,998           | 3,998            | 3,998          | 3,998         | 3,998         | 3,998         | 3,998           | 3,998           | 3,999             | 47,977                |
| 50250 TRASH REMOVAL                     | 428             | 428              | 428              | 428             | 428              | 428            | 428           | 428           | 428           | 428             | 428             | 426               | 5,134                 |
| 50260 SNOW REMOVAL-PLOW/SHOVEL          | 0               | 2,833            | 2,833            | 2,833           | 2,833            | 2,833          | 2,835         | 0             | 0             | 0               | 0               | 0                 | 17,000                |
| 50270 SNOW REMOVAL-SCRAPE/HAUL          | 0               | 0                | 0                | 1,000           | 1,000            | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 2,000                 |
| 50280 SNOW REMOVAL-ROOF                 | 0               | 0                | 770              | 770             | 770              | 770            | 0             | 0             | 0             | 0               | 0               | 0                 | 3,080                 |
| 50310 ELECTRIC UTILITY                  | 50              | 300              | 400              | 500             | 500              | 500            | 500           | 50            | 50            | 50              | 50              | 50                | 3,000                 |
| 50320 GENERAL BUILDING MAINTENANCE      | 667             | 667              | 667              | 667             | 667              | 667            | 667           | 667           | 667           | 667             | 667             | 663               | 8,000                 |
| 50360 GROUNDS & PARKING MAINTENANCE     | 417             | 417              | 417              | 417             | 417              | 417            | 417           | 417           | 417           | 417             | 417             | 413               | 5,000                 |
| 50370 ROOF REPAIRS                      | 3,200           | 0                | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 3,200                 |
| 50375 TEMPERATURE MONITORING            | 130             | 130              | 130              | 130             | 130              | 130            | 130           | 130           | 130           | 130             | 130             | 130               | 1,560                 |
| 55450 LOAN PRINCIPAL                    | 2,952           | 2,924            | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 5,876                 |
| 55500 LOAN INTEREST EXPENSE             | 1,329           | 1,358            | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 2,687                 |
| <b>TOTAL OPERATING EXPENSES</b>         | <b>22,646</b>   | <b>22,469</b>    | <b>19,057</b>    | <b>20,310</b>   | <b>20,310</b>    | <b>19,935</b>  | <b>18,761</b> | <b>15,462</b> | <b>15,462</b> | <b>15,465</b>   | <b>15,465</b>   | <b>15,461</b>     | <b>220,803</b>        |
| <b>NET OPERATING PROFIT (LOSS)</b>      | <b>(4,248)</b>  | <b>(4,071)</b>   | <b>(659)</b>     | <b>(1,912)</b>  | <b>(1,912)</b>   | <b>(1,537)</b> | <b>(363)</b>  | <b>2,936</b>  | <b>2,936</b>  | <b>2,933</b>    | <b>2,933</b>    | <b>2,938</b>      | <b>(26)</b>           |
| <b>RESERVE REVENUE</b>                  |                 |                  |                  |                 |                  |                |               |               |               |                 |                 |                   |                       |
| 45000 RESERVE DUES                      | 4,367           | 4,367            | 4,367            | 4,367           | 4,367            | 4,367          | 4,367         | 4,367         | 4,367         | 4,367           | 4,367           | 4,366             | 52,403                |
| <b>TOTAL RESERVE REVENUE</b>            | <b>4,367</b>    | <b>4,367</b>     | <b>4,367</b>     | <b>4,367</b>    | <b>4,367</b>     | <b>4,367</b>   | <b>4,367</b>  | <b>4,367</b>  | <b>4,367</b>  | <b>4,367</b>    | <b>4,367</b>    | <b>4,366</b>      | <b>52,403</b>         |
| <b>RESERVE EXPENSES</b>                 |                 |                  |                  |                 |                  |                |               |               |               |                 |                 |                   |                       |
| 60000 SIDING / RESURFACING              | 0               | 0                | 0                | 0               | 0                | 0              | 0             | 0             | 3,000         | 0               | 0               | 0                 | 3,000                 |
| 60010 ROOF REPAIR/REPLACE               | 0               | 8,000            | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 8,000                 |
| 60040 PARKING LOTS                      | 0               | 0                | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 16,000          | 0               | 0                 | 16,000                |
| 60075 EXTERIOR BUILDING PAINTING        | 0               | 0                | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 25,000          | 0                 | 25,000                |
| 60400 RESERVE STUDY                     | 3,000           | 0                | 0                | 0               | 0                | 0              | 0             | 0             | 0             | 0               | 0               | 0                 | 3,000                 |
| <b>TOTAL RESERVE EXPENSES</b>           | <b>3,000</b>    | <b>8,000</b>     | <b>0</b>         | <b>0</b>        | <b>0</b>         | <b>0</b>       | <b>0</b>      | <b>0</b>      | <b>3,000</b>  | <b>16,000</b>   | <b>25,000</b>   | <b>0</b>          | <b>55,000</b>         |
| <b>NET RESERVE PROFIT (LOSS)</b>        | <b>1,367</b>    | <b>(3,633)</b>   | <b>4,367</b>     | <b>4,367</b>    | <b>4,367</b>     | <b>4,367</b>   | <b>4,367</b>  | <b>4,367</b>  | <b>1,367</b>  | <b>(11,633)</b> | <b>(20,633)</b> | <b>4,366</b>      | <b>(2,597)</b>        |

c/o Wildernest Property Mgmt  
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| ACCOUNT            | DESCRIPTION                   | Oct 2019<br>Sep 2020 | Avg Per Unit<br>Per Month |
|--------------------|-------------------------------|----------------------|---------------------------|
| OPERATING REVENUE  |                               |                      |                           |
| 40000              | OPERATING DUES                | 272,832              | 406                       |
| 40050              | DUES TO RESERVE               | (52,403)             | (78)                      |
| 40080              | GARAGE DUES                   | 348                  | 1                         |
|                    |                               | -----                | -----                     |
|                    | TOTAL OPERATING REVENUE       | 220,777              | 329                       |
| OPERATING EXPENSES |                               |                      |                           |
| 50000              | LEGAL / PROFESSIONAL          | 700                  | 1                         |
| 50015              | ADMIN EXPENSE - CLERICAL      | 1,260                | 2                         |
| 50070              | MEETING EXPENSE               | 333                  | 0                         |
| 50100              | COMMUNITY MANAGEMENT-CONTRACT | 37,080               | 55                        |
| 50210              | INSURANCE                     | 25,855               | 38                        |
| 50220              | WATER                         | 28,000               | 42                        |
| 50225              | SEWER                         | 23,061               | 34                        |
| 50230              | CABLE TV                      | 47,977               | 71                        |
| 50250              | TRASH REMOVAL                 | 5,134                | 8                         |
| 50260              | SNOW REMOVAL-PLOW/SHOVEL      | 17,000               | 25                        |
| 50270              | SNOW REMOVAL-SCRAPE/HAUL      | 2,000                | 3                         |
| 50280              | SNOW REMOVAL-ROOF             | 3,080                | 5                         |
| 50310              | ELECTRIC UTILITY              | 3,000                | 4                         |
| 50320              | GENERAL BUILDING MAINTENANCE  | 8,000                | 12                        |
| 50360              | GROUPS & PARKING MAINTENANCE  | 5,000                | 7                         |
| 50370              | ROOF REPAIRS                  | 3,200                | 5                         |
| 50375              | TEMPERATURE MONITORING        | 1,560                | 2                         |
| 55450              | LOAN PRINCIPAL                | 5,876                | 9                         |
| 55500              | LOAN INTEREST EXPENSE         | 2,687                | 4                         |
|                    |                               | -----                | -----                     |
|                    | TOTAL OPERATING EXPENSES      | 220,803              | 329                       |
|                    |                               | =====                | =====                     |
|                    | NET OPERATING PROFIT (LOSS)   | (26)                 | 0                         |
| RESERVE REVENUE    |                               |                      |                           |
| 45000              | RESERVE DUES                  | 52,403               | 78                        |
|                    |                               | -----                | -----                     |
|                    | TOTAL RESERVE REVENUE         | 52,403               | 78                        |

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| ACCOUNT          | DESCRIPTION                | Oct 2019<br>Sep 2020 | Avg Per Unit<br>Per Month |
|------------------|----------------------------|----------------------|---------------------------|
| RESERVE EXPENSES |                            |                      |                           |
| 60000            | SIDING / RESURFACING       | 3,000                | 4                         |
| 60010            | ROOF REPAIR/REPLACE        | 8,000                | 12                        |
| 60040            | PARKING LOTS               | 16,000               | 24                        |
| 60075            | EXTERIOR BUILDING PAINTING | 25,000               | 37                        |
| 60400            | RESERVE STUDY              | 3,000                | 4                         |
|                  |                            | -----                | -----                     |
|                  | TOTAL RESERVE EXPENSES     | 55,000               | 82                        |
|                  |                            | =====                | =====                     |
|                  | NET RESERVE PROFIT (LOSS)  | (2,597)              | (4)                       |