

Frisco Bay Townhomes
10/01/2020
RATIFIED BUDGET

Included Reports

Annual Budget
Budget by Month
Budget w Dues/Unit

Copies

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

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

ACCOUNT DESCRIPTION		Oct-Sep 2021 Apprvd
OPERATING REVENUE		
40000	OPERATING DUES	313,757
40050	DUES TO RESERVE	(97,047)
40080	GARAGE DUES	348

	TOTAL OPERATING REVENUE	217,058
OPERATING EXPENSES		
50000	LEGAL / PROFESSIONAL	700
50015	ADMIN EXPENSE - CLERICAL	1,260
50070	MEETING EXPENSE	333
50100	COMMUNITY MANAGEMENT-CONTRACT	38,192
50160	ADDITIONAL HOURS - ADMINISTRATIVE	4,000
50210	INSURANCE	27,116
50220	WATER	22,808
50225	SEWER	23,520
50230	CABLE TV	47,447
50250	TRASH REMOVAL	5,872
50260	SNOW REMOVAL-PLOW/SHOVEL	17,000
50270	SNOW REMOVAL-SCRAPE/HAUL	2,000
50280	SNOW REMOVAL-ROOF	5,000
50310	ELECTRIC UTILITY	750
50320	GENERAL BUILDING MAINTENANCE	8,000
50360	GROUNDS & PARKING MAINTENANCE	5,000
50370	ROOF REPAIRS	6,500
50375	TEMPERATURE MONITORING	1,560

	TOTAL OPERATING EXPENSES	217,058
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	NET OPERATING PROFIT (LOSS)	0
RESERVE REVENUE		
45000	RESERVE DUES	97,047

	TOTAL RESERVE REVENUE	97,047
RESERVE EXPENSES		

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ACCOUNT DESCRIPTION	Oct-Sep 2021 Apprvd
60010 ROOF REPAIR/REPLACE	42,000
60075 EXTERIOR BUILDING PAINTING	157,000

TOTAL RESERVE EXPENSES	199,000
NET RESERVE PROFIT (LOSS)	<u><u>(101,953)</u></u>

Frisco Bay Townhomes
Budget by Month
10/01/2020

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

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

ACCOUNT DESCRIPTION	October 2020	November 2020	December 2020	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021	July 2021	August 2021	September 2021	2020 Annual Budget
OPERATING REVENUE													
40000 OPERATING DUES	26,146	26,146	26,146	26,146	26,146	26,146	26,146	26,146	26,146	26,146	26,146	26,151	313,757
40050 DUES TO RESERVE	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,087)	(8,090)	(97,047)
40080 GARAGE DUES	29	29	29	29	29	29	29	29	29	29	29	29	348
TOTAL OPERATING REVENUE	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,090	217,058
OPERATING EXPENSES													
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- CONTRACT	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,179	38,192
50160 ADDITIONAL HOURS - ADMINISTRATIVE	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50210 INSURANCE	2,152	2,152	2,152	2,152	2,152	2,152	2,367	2,367	2,367	2,367	2,367	2,369	27,116
50220 WATER	1,901	1,901	1,901	1,901	1,901	1,901	1,901	1,901	1,901	1,901	1,901	1,897	22,808
50225 SEWER	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	23,520
50230 CABLE TV	3,811	3,811	3,811	4,001	4,001	4,001	4,001	4,002	4,002	4,002	4,002	4,002	47,447
50250 TRASH REMOVAL	400	400	500	575	675	400	600	400	400	500	500	522	5,872
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	1,250	1,250	1,250	1,250	0	0	0	0	0	0	5,000
50310 ELECTRIC UTILITY	40	40	40	40	40	45	95	90	95	95	65	65	750
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	0	0	0	0	0	0	0	0	6,500	0	0	0	6,500
50375 TEMPERATURE MONITORING	130	130	130	130	130	130	130	130	130	130	130	130	1,560
TOTAL OPERATING EXPENSES	15,187	17,959	19,309	20,574	20,674	20,029	18,635	15,582	22,087	15,690	15,660	15,672	217,058
NET OPERATING PROFIT (LOSS)	2,901	129	(1,221)	(2,486)	(2,586)	(1,941)	(547)	2,506	(3,999)	2,398	2,428	2,418	0
RESERVE REVENUE													
45000 RESERVE DUES	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,090	97,047
TOTAL RESERVE REVENUE	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,087	8,090	97,047
RESERVE EXPENSES													
60010 ROOF REPAIR/REPLACE	0	0	0	0	0	0	0	0	42,000	0	0	0	42,000
60075 EXTERIOR BUILDING PAINTING	157,000	0	0	0	0	0	0	0	0	0	0	0	157,000
TOTAL RESERVE EXPENSES	157,000	0	0	0	0	0	0	0	42,000	0	0	0	199,000
NET RESERVE PROFIT (LOSS)	(148,913)	8,087	8,087	8,087	8,087	8,087	8,087	8,087	(33,913)	8,087	8,087	8,090	(101,953)

c/o Wilderndest Property Mgmt
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ACCOUNT	DESCRIPTION	Oct 2020 Sep 2021	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	313,757	467
40050	DUES TO RESERVE	(97,047)	(144)
40080	GARAGE DUES	348	1
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	TOTAL OPERATING REVENUE	217,058	323
OPERATING EXPENSES			
50000	LEGAL / PROFESSIONAL	700	1
50015	ADMIN EXPENSE - CLERICAL	1,260	2
50070	MEETING EXPENSE	333	0
50100	COMMUNITY MANAGEMENT-CONTRACT	38,192	57
50160	ADDITIONAL HOURS - ADMINISTRAT	4,000	6
50210	INSURANCE	27,116	40
50220	WATER	22,808	34
50225	SEWER	23,520	35
50230	CABLE TV	47,447	71
50250	TRASH REMOVAL	5,872	9
50260	SNOW REMOVAL-PLOW/SHOVEL	17,000	25
50270	SNOW REMOVAL-SCRAPE/HAUL	2,000	3
50280	SNOW REMOVAL-ROOF	5,000	7
50310	ELECTRIC UTILITY	750	1
50320	GENERAL BUILDING MAINTENANCE	8,000	12
50360	GROUNDS & PARKING MAINTENANCE	5,000	7
50370	ROOF REPAIRS	6,500	10
50375	TEMPERATURE MONITORING	1,560	2
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	TOTAL OPERATING EXPENSES	217,058	323
		=====	=====
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	97,047	144
		-----	-----
	TOTAL RESERVE REVENUE	97,047	144
RESERVE EXPENSES			

09/08/2020
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Frisco Bay Townhomes
Budget w Dues/Unit
10/01/2020

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56 Units

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ACCOUNT	DESCRIPTION	Oct 2020 Sep 2021	Avg Per Unit Per Month
60010	ROOF REPAIR/REPLACE	42,000	63
60075	EXTERIOR BUILDING PAINTING	157,000	234
	TOTAL RESERVE EXPENSES	199,000	296
	NET RESERVE PROFIT (LOSS)	(101,953)	(152)