

**Frisco Bay Townhomes**  
09/27/2021  
**RATIFIED BUDGET**

***Included Reports***

Annual Budget  
Budget by Month  
Budget w Dues/Unit

***Copies***

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

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

ACCOUNT DESCRIPTION		Oct-Sep 2022 Apprvd
OPERATING REVENUE		
40000	OPERATING DUES	332,640
40050	DUES TO RESERVE	(102,144)
40080	GARAGE DUES	348
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	TOTAL OPERATING REVENUE	230,844
OPERATING EXPENSES		
50000	LEGAL / PROFESSIONAL	700
50015	ADMIN EXPENSE - CLERICAL	1,260
50070	MEETING EXPENSE	333
50100	COMMUNITY MANAGEMENT-CONTRACT	39,338
50160	ADDITIONAL HOURS - ADMINISTRATIVE	4,000
50210	INSURANCE	35,419
50220	WATER	18,000
50225	SEWER	23,520
50230	CABLE TV	49,676
50250	TRASH REMOVAL	6,100
50260	SNOW REMOVAL-PLOW/SHOVEL	17,500
50270	SNOW REMOVAL-SCRAPE/HAUL	2,000
50280	SNOW REMOVAL-ROOF	5,000
50310	ELECTRIC UTILITY	938
50320	GENERAL BUILDING MAINTENANCE	14,000
50360	GROUNDS & PARKING MAINTENANCE	5,000
50370	ROOF REPAIRS	6,500
50375	TEMPERATURE MONITORING	1,560
		-----
	TOTAL OPERATING EXPENSES	230,844
		=====
	NET OPERATING PROFIT (LOSS)	0
RESERVE REVENUE		
45000	RESERVE DUES	102,144
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	TOTAL RESERVE REVENUE	102,144
RESERVE EXPENSES		

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ACCOUNT DESCRIPTION	Oct-Sep 2022 Apprvd
60010 ROOF REPAIR/REPLACE	42,000
60075 EXTERIOR BUILDING PAINTING	150,000
60100 LANDSCAPING	6,000
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TOTAL RESERVE EXPENSES	198,000
NET RESERVE PROFIT (LOSS)	<u><u>(95,856)</u></u>

**Frisco Bay Townhomes**  
**Budget by Month**  
**09/27/2021**

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

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

ACCOUNT DESCRIPTION	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	Annual Budget
<b>OPERATING REVENUE</b>													
40000 OPERATING DUES	27,720	27,720	27,720	27,720	27,720	27,720	27,720	27,720	27,720	27,720	27,720	27,720	332,640
40050 DUES TO RESERVE	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(8,512)	(102,144)
40080 GARAGE DUES	29	29	29	29	29	29	29	29	29	29	29	29	348
<b>TOTAL OPERATING REVENUE</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>19,237</b>	<b>230,844</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-CONTRACT	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,280	39,338
50160 ADDITIONAL HOURS - ADMINISTRATIVE	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50210 INSURANCE	2,811	2,811	2,811	2,811	2,811	2,811	3,093	3,092	3,092	3,092	3,092	3,092	35,419
50220 WATER	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
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	3,990	3,990	3,990	4,189	4,189	4,189	4,189	4,190	4,190	4,190	4,190	4,190	49,676
50250 TRASH REMOVAL	508	508	508	508	508	508	508	508	508	508	508	512	6,100
50260 SNOW REMOVAL-PLOW/SHOVEL	0	2,916	2,916	2,917	2,917	2,917	2,917	0	0	0	0	0	17,500
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	70	105	115	72	77	110	95	55	55	55	64	65	938
50320 GENERAL BUILDING MAINTENANCE	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	14,000
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
<b>TOTAL OPERATING EXPENSES</b>	<b>16,357</b>	<b>19,247</b>	<b>20,507</b>	<b>21,664</b>	<b>21,669</b>	<b>21,327</b>	<b>19,733</b>	<b>16,762</b>	<b>23,262</b>	<b>16,765</b>	<b>16,774</b>	<b>16,777</b>	<b>230,844</b>
<b>NET OPERATING PROFIT (LOSS)</b>	<b>2,880</b>	<b>(10)</b>	<b>(1,270)</b>	<b>(2,427)</b>	<b>(2,432)</b>	<b>(2,090)</b>	<b>(496)</b>	<b>2,475</b>	<b>(4,025)</b>	<b>2,472</b>	<b>2,463</b>	<b>2,460</b>	<b>0</b>
<b>RESERVE REVENUE</b>													
45000 RESERVE DUES	8,512	8,512	8,512	8,512	8,512	8,512	8,512	8,512	8,512	8,512	8,512	8,512	102,144
<b>TOTAL RESERVE REVENUE</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>102,144</b>
<b>RESERVE EXPENSES</b>													
60010 ROOF REPAIR/REPLACE	0	0	0	0	0	0	0	0	42,000	0	0	0	42,000
60075 EXTERIOR BUILDING PAINTING	150,000	0	0	0	0	0	0	0	0	0	0	0	150,000
60100 LANDSCAPING	0	0	0	0	0	0	0	0	0	6,000	0	0	6,000
<b>TOTAL RESERVE EXPENSES</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42,000</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>198,000</b>
<b>NET RESERVE PROFIT (LOSS)</b>	<b>(141,488)</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>8,512</b>	<b>(33,488)</b>	<b>2,512</b>	<b>8,512</b>	<b>8,512</b>	<b>(95,856)</b>

c/o Wilderndest Property Mgmt  
PO Box 1069  
Silverthorne CO 80498Wilderndest Property Management  
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ACCOUNT	DESCRIPTION	Oct 2021 Sep 2022	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	332,640	495
40050	DUES TO RESERVE	(102,144)	(152)
40080	GARAGE DUES	348	1
		-----	-----
	TOTAL OPERATING REVENUE	230,844	344
OPERATING EXPENSES			
50000	LEGAL / PROFESSIONAL	700	1
50015	ADMIN EXPENSE - CLERICAL	1,260	2
50070	MEETING EXPENSE	333	0
50100	COMMUNITY MANAGEMENT-CONTRACT	39,338	59
50160	ADDITIONAL HOURS - ADMINISTRAT	4,000	6
50210	INSURANCE	35,419	53
50220	WATER	18,000	27
50225	SEWER	23,520	35
50230	CABLE TV	49,676	74
50250	TRASH REMOVAL	6,100	9
50260	SNOW REMOVAL-PLOW/SHOVEL	17,500	26
50270	SNOW REMOVAL-SCRAPE/HAUL	2,000	3
50280	SNOW REMOVAL-ROOF	5,000	7
50310	ELECTRIC UTILITY	938	1
50320	GENERAL BUILDING MAINTENANCE	14,000	21
50360	GROUNDS & PARKING MAINTENANCE	5,000	7
50370	ROOF REPAIRS	6,500	10
50375	TEMPERATURE MONITORING	1,560	2
		-----	-----
	TOTAL OPERATING EXPENSES	230,844	344
		=====	=====
	NET OPERATING PROFIT (LOSS)	0	0
RESERVE REVENUE			
45000	RESERVE DUES	102,144	152
		-----	-----
	TOTAL RESERVE REVENUE	102,144	152
RESERVE EXPENSES			

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Frisco Bay Townhomes  
Budget w Dues/Unit  
09/27/2021

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56 Units

c/o Wildernd Property Mgmt  
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Silverthorne CO 80498

Wildernd Property Management  
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ACCOUNT	DESCRIPTION	Oct 2021 Sep 2022	Avg Per Unit Per Month
60010	ROOF REPAIR/REPLACE	42,000	63
60075	EXTERIOR BUILDING PAINTING	150,000	223
60100	LANDSCAPING	6,000	9
		-----	-----
	TOTAL RESERVE EXPENSES	198,000	295
		=====	=====
	NET RESERVE PROFIT (LOSS)	(95,856)	(143)