

Highlands Green Lodge

08/17/2021

Ratified Budget

Included Reports

Annual Budget
Budget by Month
Budget w Dues/Unit

Copies

1
1
1

c/o Wilderndest Property Mgmt
PO Box 1069
Silverthorne CO 80498Wilderndest Property Management
P.O. Box 1069
Silverthorne CO 80498

ACCOUNT DESCRIPTION	Sep-Aug 2022 Apprvd
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OPERATING REVENUE

40000	OPERATING DUES	326,340
40050	DUES TO RESERVE	(43,330)
	TOTAL OPERATING REVENUE	283,010

OPERATING EXPENSES

50000	LEGAL	1,000
50100	ADMIN MANAGEMENT FEE	25,553
50110	MANAGEMENT FEES - ON-SITE	54,619
50210	INSURANCE	13,083
50220	WATER & SEWER	34,516
50230	IN-UNIT AMENITIES	39,658
50240	TELEPHONE	2,809
50250	TRASH REMOVAL	3,692
50270	SNOW REMOVAL	4,000
50280	ROOF SNOW REMOVAL	1,600
50290	SECURITY & FIRE SAFETY	4,000
50300	GAS	21,000
50310	ELECTRIC UTILITY	21,000
50320	REPAIR AND MAINTENANCE	7,500
50330	PLUMBING & HEATING	10,000
50340	SUPPLIES & MATERIALS	1,000
50390	ELEVATOR EXPENSE	9,126
50395	ELEVATOR REPAIRS	1,000
50430	GROUNDS AND LANDSCAPING	3,000
50720	MASTER TRANSIT CONTRIBUTION	24,000
51000	MISCELLANEOUS EXPENSE	50
54010	SPA REPAIR AND MAINTENANCE	1,000
54040	CONF ROOM, GYM AND LOBBY SUPPLIES	700
54130	SPA CHEMICALS	700
	TOTAL OPERATING EXPENSES	284,606

NET OPERATING PROFIT (LOSS) (1,596)

RESERVE REVENUE

45000	RESERVE DUES	43,330
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Wilderndest Property Management
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ACCOUNT DESCRIPTION	Sep-Aug 2022 Apprvd
45020 RESERVE SPECIAL ASSESSMENT	710,500

TOTAL RESERVE REVENUE	753,830
RESERVE EXPENSES	
60035 CONCRETE REPLACEMENT	2,334
60040 PARKING LOTS	15,250
60070 GENERAL BUILDING MAINTENANCE	7,586
60260 HOT TUB PROJECT	710,500

TOTAL RESERVE EXPENSES	735,670
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NET RESERVE PROFIT (LOSS)	18,160

Highlands Green Lodge
Budget by Month
08/17/2021

c/o Wildernd Property Mgmt
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Wildernd Property Management
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ACCOUNT DESCRIPTION	September 2021	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	2021 Annual Budget
OPERATING REVENUE													
40000 OPERATING DUES	27,195	27,195	27,195	27,195	27,195	27,195	27,195	27,195	27,195	27,195	27,195	27,195	326,340
40050 DUES TO RESERVE	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,611)	(3,609)	(43,330)
TOTAL OPERATING REVENUE	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,586	283,010
OPERATING EXPENSES													
50000 LEGAL	500	0	0	500	0	0	0	0	0	0	0	0	1,000
50100 ADMIN MANAGEMENT FEE	2,129	2,129	2,129	2,129	2,129	2,129	2,129	2,129	2,129	2,129	2,129	2,134	25,553
50110 MANAGEMENT FEES - ON-SITE	4,552	4,552	4,552	4,552	4,552	4,552	4,552	4,552	4,552	4,552	4,552	4,547	54,619
50210 INSURANCE	1,039	1,039	1,039	1,039	1,039	1,039	1,039	1,162	1,162	1,162	1,162	1,162	13,083
50220 WATER & SEWER	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,880	34,516
50230 IN-UNIT AMENITIES	3,198	3,198	3,198	3,198	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,360	39,658
50240 TELEPHONE	234	234	234	234	234	234	234	234	234	234	234	234	2,809
50250 TRASH REMOVAL	308	308	308	308	308	308	308	308	308	308	308	304	3,692
50270 SNOW REMOVAL	0	0	667	667	667	667	667	665	0	0	0	0	4,000
50280 ROOF SNOW REMOVAL	0	0	0	0	0	800	800	0	0	0	0	0	1,600
50290 SECURITY & FIRE SAFETY	333	333	333	333	333	333	333	333	333	333	333	337	4,000
50300 GAS	850	1,100	2,300	2,800	2,700	2,700	2,300	2,200	1,300	950	900	900	21,000
50310 ELECTRIC UTILITY	1,150	1,625	1,925	1,975	1,875	2,050	1,850	1,800	1,750	1,700	1,650	1,650	21,000
50320 REPAIR AND MAINTENANCE	625	625	625	625	625	625	625	625	625	625	625	625	7,500
50330 PLUMBING & HEATING	833	833	833	833	833	833	833	833	833	833	833	837	10,000
50340 SUPPLIES & MATERIALS	83	83	83	83	83	83	83	83	83	83	83	87	1,000
50390 ELEVATOR EXPENSE	761	761	761	761	761	761	761	761	761	761	761	755	9,126
50395 ELEVATOR REPAIRS	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000
50430 GROUNDS AND LANDSCAPING	250	250	250	250	250	250	250	250	250	250	250	250	3,000
50720 MASTER TRANSIT CONTRIBUTION	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
51000 MISCELLANEOUS EXPENSE	0	0	0	0	0	50	0	0	0	0	0	0	50
54010 SPA REPAIR AND MAINTENANCE	83	83	83	83	83	83	83	83	83	83	83	87	1,000
54040 CONF ROOM, GYM AND LOBBY SUPPLIES	58	58	58	58	58	58	58	58	58	58	58	62	700
54130 SPA CHEMICALS	58	58	58	58	58	58	58	58	58	58	58	62	700
TOTAL OPERATING EXPENSES	21,920	22,145	24,312	25,362	25,822	25,847	25,197	24,368	22,753	22,353	22,253	22,274	284,606
NET OPERATING PROFIT (LOSS)	1,664	1,439	(728)	(1,778)	(2,238)	(2,263)	(1,613)	(784)	831	1,231	1,331	1,312	(1,596)
RESERVE REVENUE													
45000 RESERVE DUES	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,609	43,330
45020 RESERVE SPECIAL ASSESSMENT	59,208	59,208	59,208	59,208	59,208	59,208	59,208	59,208	59,208	59,208	59,208	59,212	710,500
TOTAL RESERVE REVENUE	62,819	62,819	62,819	62,819	62,819	62,819	62,819	62,819	62,819	62,819	62,819	62,821	753,830
RESERVE EXPENSES													
60035 CONCRETE REPLACEMENT	2,334	0	0	0	0	0	0	0	0	0	0	0	2,334
60040 PARKING LOTS	0	15,250	0	0	0	0	0	0	0	0	0	0	15,250
60070 GENERAL BUILDING MAINTENANCE	0	2,174	5,412	0	0	0	0	0	0	0	0	0	7,586
60260 HOT TUB PROJECT	0	0	0	0	0	0	0	0	100,000	350,000	260,500	0	710,500
TOTAL RESERVE EXPENSES	2,334	17,424	5,412	0	0	0	0	0	100,000	350,000	260,500	0	735,670
NET RESERVE PROFIT (LOSS)	60,485	45,395	57,407	62,819	62,819	62,819	62,819	62,819	(37,181)	(287,181)	(197,681)	62,821	18,160

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ACCOUNT	DESCRIPTION	Sep 2021 Aug 2022	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	326,340	555
40050	DUES TO RESERVE	(43,330)	(74)
	TOTAL OPERATING REVENUE	283,010	481
OPERATING EXPENSES			
50000	LEGAL	1,000	2
50100	ADMIN MANAGEMENT FEE	25,553	43
50110	MANAGEMENT FEES - ON-SITE	54,619	93
50210	INSURANCE	13,083	22
50220	WATER & SEWER	34,516	59
50230	IN-UNIT AMENITIES	39,658	67
50240	TELEPHONE	2,809	5
50250	TRASH REMOVAL	3,692	6
50270	SNOW REMOVAL	4,000	7
50280	ROOF SNOW REMOVAL	1,600	3
50290	SECURITY & FIRE SAFETY	4,000	7
50300	GAS	21,000	36
50310	ELECTRIC UTILITY	21,000	36
50320	REPAIR AND MAINTENANCE	7,500	13
50330	PLUMBING & HEATING	10,000	17
50340	SUPPLIES & MATERIALS	1,000	2
50390	ELEVATOR EXPENSE	9,126	16
50395	ELEVATOR REPAIRS	1,000	2
50430	GROUNDS AND LANDSCAPING	3,000	5
50720	MASTER TRANSIT CONTRIBUTION	24,000	41
51000	MISCELLANEOUS EXPENSE	50	0
54010	SPA REPAIR AND MAINTENANCE	1,000	2
54040	CONF ROOM, GYM AND LOBBY SUPPL	700	1
54130	SPA CHEMICALS	700	1
	TOTAL OPERATING EXPENSES	284,606	484
	NET OPERATING PROFIT (LOSS)	(1,596)	(3)
RESERVE REVENUE			

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ACCOUNT	DESCRIPTION	Sep 2021 Aug 2022	Avg Per Unit Per Month
45000	RESERVE DUES	43,330	74
45020	RESERVE SPECIAL ASSESSMENT	710,500	1,208
	TOTAL RESERVE REVENUE	753,830	1,282
	RESERVE EXPENSES		
60035	CONCRETE REPLACEMENT	2,334	4
60040	PARKING LOTS	15,250	26
60070	GENERAL BUILDING MAINTENANCE	7,586	13
60260	HOT TUB PROJECT	710,500	1,208
	TOTAL RESERVE EXPENSES	735,670	1,251
	NET RESERVE PROFIT (LOSS)	18,160	31