

Highland Greens Townhomes

09/01/2021

Ratified Budget

Included Reports

Annual Budget
Budget by Month
GL Financial Statements
Budget w Dues/Unit

Copies

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

ACCOUNT DESCRIPTION	Sep-Aug 2022 Apprvd
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OPERATING REVENUE

40000	OPERATING DUES	606,000
40050	DUES TO RESERVE	(169,163)
43600	OP CONTRIBUTION LODGE	24,000
43610	OP CONTRIBUTION TOWNHOMES	48,000

	TOTAL OPERATING REVENUE	508,837

OPERATING EXPENSES

50000	LEGAL/PROFESSIONAL	1,000
50100	MANAGEMENT FEE	54,460
50150	ON-SITE MAINTENANCE FEE	106,505
50210	INSURANCE	50,587
50220	IRRIGATION WATER	10,872
50230	COMCAST	78,492
50250	TRASH REMOVAL	9,114
50270	SNOW REMOVAL	30,000
50280	ROOF SNOW REMOVAL	10,000
50310	UTILITIES	1,150
50320	REPAIR & MAINTENANCE	3,000
50340	SUPPLIES & MATERIALS	500
50430	GROUNDS & LANDSCAPING	16,772
50432	XERISCAPING	10,000
50435	NOXIOUS WEED SPRAYING	4,500
50720	MASTER TRANSIT CONTRIBUTION	48,000
51000	MISCELLANEOUS	500
53610	PAYROLL	30,000
53615	PAYROLL FEES	1,300
53620	PAYROLL TAXES	3,600
53630	PAYROLL SERVICES WPM	800
53640	EQUIPMENT LEASE	20,723
53660	UMBRELLA INSURANCE	750
53670	WORKMANS COMP	780
53680	SHUTTLE AUTO INSURANCE	2,400
53690	SHUTTLE TELEPHONE	150
53700	FUEL EXPENSE	6,000
53710	SHUTTLE R&M	1,000
53720	SHUTTLE MISC	2,000
53740	ACCOUNTING SERVICES	2,164
54110	BOBCAT EXPENSES	1,000
70000	FEDERAL TAXES	500

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ACCOUNT DESCRIPTION		Sep-Aug 2022 Apprvd
71000	STATE TAXES	100

	TOTAL OPERATING EXPENSES	508,719
	NET OPERATING PROFIT (LOSS)	<u>118</u>
	RESERVE REVENUE	
45000	RESERVE DUES	169,163
45050	RESERVE INTEREST	120
45110	CD INTEREST - RSV	750

	TOTAL RESERVE REVENUE	170,033
	RESERVE EXPENSES	
60020	PLUMBING & HEATING	6,000

	TOTAL RESERVE EXPENSES	6,000
	NET RESERVE PROFIT (LOSS)	<u>164,033</u>

Highland Greens Townhomes
Budget by Month
09/01/2021

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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	50,500	50,500	50,500	50,500	50,500	50,500	50,500	50,500	50,500	50,500	50,500	50,500	606,000
40050 DUES TO RESERVE	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(14,097)	(169,163)
43600 OP CONTRIBUTION LODGE	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
43610 OP CONTRIBUTION TOWNHOMES	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
TOTAL OPERATING REVENUE	42,403	42,403	42,403	42,403	42,403	42,403	42,403	42,403	42,403	42,403	42,403	42,404	508,837
OPERATING EXPENSES													
50000 LEGAL/PROFESSIONAL	0	500	0	0	0	0	500	0	0	0	0	0	1,000
50100 MANAGEMENT FEE	4,538	4,538	4,538	4,538	4,538	4,538	4,538	4,538	4,538	4,538	4,538	4,542	54,460
50150 ON-SITE MAINTENANCE FEE	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,880	106,505
50210 INSURANCE	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,218	4,218	4,218	4,218	4,217	50,587
50220 IRRIGATION WATER	0	1,600	0	500	0	500	0	500	0	2,500	0	5,272	10,872
50230 COMCAST	6,330	6,330	6,330	6,330	6,646	6,646	6,646	6,646	6,646	6,646	6,646	6,650	78,492
50250 TRASH REMOVAL	735	735	735	735	771	771	772	772	772	772	772	772	9,114
50270 SNOW REMOVAL	0	0	5,000	5,000	5,000	5,000	5,000	5,000	0	0	0	0	30,000
50280 ROOF SNOW REMOVAL	0	0	0	1,000	4,000	4,000	1,000	0	0	0	0	0	10,000
50310 UTILITIES	96	96	96	96	96	96	96	96	96	96	96	94	1,150
50320 REPAIR & MAINTENANCE	250	350	250	250	250	250	400	0	250	250	250	250	3,000
50340 SUPPLIES & MATERIALS	42	42	42	42	42	42	42	42	42	42	42	42	500
50430 GROUNDS & LANDSCAPING	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,394	16,772
50432 XERISCAPING	0	0	0	0	0	0	0	0	10,000	0	0	0	10,000
50435 NOXIOUS WEED SPRAYING	0	0	0	0	0	0	0	0	0	0	4,500	0	4,500
50720 MASTER TRANSIT CONTRIBUTION	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
51000 MISCELLANEOUS	42	42	42	42	42	42	42	42	42	42	42	42	500
53610 PAYROLL	0	0	2,500	5,750	5,750	5,750	5,750	4,500	0	0	0	0	30,000
53615 PAYROLL FEES	0	0	100	200	350	350	100	100	100	0	0	0	1,300
53620 PAYROLL TAXES	0	0	250	675	675	650	650	700	0	0	0	0	3,600
53630 PAYROLL SERVICES WPM	0	0	100	150	100	100	150	150	50	0	0	0	800
53640 EQUIPMENT LEASE	0	0	2,072	4,144	4,144	4,144	4,144	2,075	0	0	0	0	20,723
53660 UMBRELLA INSURANCE	0	0	125	125	125	125	125	125	0	0	0	0	750
53670 WORKMANS COMP	0	0	130	130	130	130	130	130	0	0	0	0	780
53680 SHUTTLE AUTO INSURANCE	0	0	400	400	400	400	400	400	0	0	0	0	2,400
53690 SHUTTLE TELEPHONE	0	0	25	25	25	25	25	25	0	0	0	0	150
53700 FUEL EXPENSE	0	0	250	1,250	1,250	1,250	1,250	750	0	0	0	0	6,000
53710 SHUTTLE R&M	0	0	180	180	180	180	180	100	0	0	0	0	1,000
53720 SHUTTLE MISC	0	0	1,200	200	200	200	200	0	0	0	0	0	2,000
53740 ACCOUNTING SERVICES	180	180	180	180	180	180	180	180	180	180	180	184	2,164
54110 BOBCAT EXPENSES	83	83	83	83	83	83	83	83	83	83	83	87	1,000
70000 FEDERAL TAXES	0	0	500	0	0	0	0	0	0	0	0	0	500
71000 STATE TAXES	0	100	0	0	0	0	0	0	0	0	0	0	100
TOTAL OPERATING EXPENSES	30,783	33,083	43,615	50,512	53,464	53,939	50,890	45,445	41,290	33,640	35,640	36,418	508,719
NET OPERATING PROFIT (LOSS)	11,620	9,320	(1,212)	(8,109)	(11,061)	(11,536)	(8,487)	(3,042)	1,113	8,763	6,763	5,986	118
RESERVE REVENUE													
45000 RESERVE DUES	14,097	14,097	14,097	14,097	14,097	14,097	14,097	14,097	14,097	14,097	14,097	14,096	169,163
45050 RESERVE INTEREST	10	10	10	10	10	10	10	10	10	10	10	10	120
45110 CD INTEREST - RSV	63	63	63	63	63	63	63	63	63	63	63	57	750
TOTAL RESERVE REVENUE	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,163	170,033
RESERVE EXPENSES													
60020 PLUMBING & HEATING	0	6,000	0	0	0	0	0	0	0	0	0	0	6,000
TOTAL RESERVE EXPENSES	0	6,000	0	0	0	0	0	0	0	0	0	0	6,000
NET RESERVE PROFIT (LOSS)	14,170	8,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,170	14,163	164,033

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ACCOUNT	DESCRIPTION	Sep 2021 Aug 2022	Avg Per Unit Per Month
OPERATING REVENUE			
40000	OPERATING DUES	606,000	505
40050	DUES TO RESERVE	(169,163)	(141)
43600	OP CONTRIBUTION LODGE	24,000	20
43610	OP CONTRIBUTION TOWNHOMES	48,000	40
	TOTAL OPERATING REVENUE	508,837	424
OPERATING EXPENSES			
50000	LEGAL/PROFESSIONAL	1,000	1
50100	MANAGEMENT FEE	54,460	45
50150	ON-SITE MAINTENANCE FEE	106,505	89
50210	INSURANCE	50,587	42
50220	IRRIGATION WATER	10,872	9
50230	COMCAST	78,492	65
50250	TRASH REMOVAL	9,114	8
50270	SNOW REMOVAL	30,000	25
50280	ROOF SNOW REMOVAL	10,000	8
50310	UTILITIES	1,150	1
50320	REPAIR & MAINTENANCE	3,000	3
50340	SUPPLIES & MATERIALS	500	0
50430	GROUND & LANDSCAPING	16,772	14
50432	XERISCAPING	10,000	8
50435	NOXIOUS WEED SPRAYING	4,500	4
50720	MASTER TRANSIT CONTRIBUTION	48,000	40
51000	MISCELLANEOUS	500	0
53610	PAYROLL	30,000	25
53615	PAYROLL FEES	1,300	1
53620	PAYROLL TAXES	3,600	3
53630	PAYROLL SERVICES WPM	800	1
53640	EQUIPMENT LEASE	20,723	17
53660	UMBRELLA INSURANCE	750	1
53670	WORKMANS COMP	780	1
53680	SHUTTLE AUTO INSURANCE	2,400	2
53690	SHUTTLE TELEPHONE	150	0
53700	FUEL EXPENSE	6,000	5
53710	SHUTTLE R&M	1,000	1
53720	SHUTTLE MISC	2,000	2
53740	ACCOUNTING SERVICES	2,164	2
54110	BOBCAT EXPENSES	1,000	1

c/o Wilderndest Property Mgmt
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ACCOUNT	DESCRIPTION	Sep 2021 Aug 2022	Avg Per Unit Per Month
70000	FEDERAL TAXES	500	0
71000	STATE TAXES	100	0
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	TOTAL OPERATING EXPENSES	508,719	424
		=====	=====
	NET OPERATING PROFIT (LOSS)	118	0
	RESERVE REVENUE		
45000	RESERVE DUES	169,163	141
45050	RESERVE INTEREST	120	0
45110	CD INTEREST - RSV	750	1
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	TOTAL RESERVE REVENUE	170,033	142
	RESERVE EXPENSES		
60020	PLUMBING & HEATING	6,000	5
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	TOTAL RESERVE EXPENSES	6,000	5
		=====	=====
	NET RESERVE PROFIT (LOSS)	164,033	137