

	Actual	Jan-Oct 18	2018 Budget	Approved 2019											
Ordinary Income/Expense															
Income															
4010 · Regular Assessment		46,712.00	47,402.00	62,737.00	See allocation on page 2										
Prior Year Budget Surplus				-4,590.00	Reduction of current year dues										
4040 · Individual Assessment		1,400.00	1,400.00	1,400.00	\$350/qtr from developer for vacant lots										
Total Income		48,112.00	48,802.00	59,547.00											
Gross Profit															
		48,112.00	48,802.00	59,547.00											
Expense															
5100 · Administrative Expense															
5132-Tax Preparation Fee		275.00	275.00	275.00											
5151 - Property Management Hrly		0.00	0.00	0.00											
5130 · Bank Charges		0.00	75.00	75.00											
5140 · Insurance															
5142 · Contract		15,685.00	15,642.00	19,837.00	(\$3,200 for new units)										
Total 5140 · Insurance		15,685.00	15,642.00	19,837.00											
5150 · Management Fee		5,000.00	6,000.00	7,200.00	Lot 10 - full year										
Misc Administrative Costs		177.60	150.00	150.00	Annual Corp Report & DORA Reg.										
Total 5100 · Administrative Expense		21,137.60	22,142.00	27,537.00											
5300 · Maintenance Expense															
5310 · Building Maintenance		877.00	2,100.00	7,000.00	touch up staining lot 12 and Doolittle entry roof										
5311 · Window Washing		1,790.00	1,700.00	2,150.00											
53xx - Deck Staining		859.01	2,000.00	2,000.00											
5320 · Weed Control		275.00	700.00	700.00											
5321 · Irrigation		1,106.64	500.00	500.00											
5330 · Landscaping		12,636.00	14,800.00	14,800.00											
xxxx - Tree Spraying		3,115.00	1,200.00	1,200.00											
5340 · Snow Removal		707.50	2,500.00	2,500.00											
5350 · Supplies		0.00	20.00	20.00											
Total 5300 · Maintenance Expense		21,366.15	25,520.00	30,870.00											
5500 · Utility Expense															
5520 · Electric		116.86	150.00	150.00											
5560 · Irrigation Water		900.00	990.00	990.00											
Total 5500 · Utility Expense		1,016.86	1,140.00	1,140.00											
2010-2015 Operating Surplus Available															
			0.00												
Total Expenses		43,520.61	48,802.00	59,547.00											
Net Ordinary Income		4,591.39	0.00	0.00											
Net Income		4,591.39	0.00	0.00											

Twenty-Four HOA
Proposed 2018 Budget

			Operating Assessments		Reserve Assessments		
			Annual Regular	Quarterly Regular	Annual Reserve	Quarterly Reserve	
(Heated Area Only)			Percent of	Annual Regular	Regular	\$20,000	\$20,000
Units in Service - 2019	Square Footage	Total	Assessment	Assessment	Total	Total	
3360 Crystal Bridge Drive/Doolittle, Lot 1a	2,964	8.869%	5,564.44	1,391.11	1,773.89	443.47	
3380 Crystal Bridge Drive/Covelli, Lot 1b	2,591	7.753%	4,864.19	1,216.05	1,550.66	387.67	
3440 Crystal Bridge Drive/Jyoti LLC, Lot 3	3,131	9.369%	5,877.96	1,469.49	1,873.84	468.46	
3460 Crystal Bridge Drive/SRM Hldgs, Lot 3	2,722	8.145%	5,110.12	1,277.53	1,629.06	407.27	
3480 Crystal Bridge Drive/Beers, Lot 4	3,149	9.423%	5,911.75	1,477.94	1,884.61	471.15	
3500 Crystal Bridge Drive/Kaufman, Lot 4	2,752	8.235%	5,166.44	1,291.61	1,647.02	411.75	
3720? Crystal Bridge/Contract, Lot 10a	2,686	8.038%	5,042.54	1,260.63	1,607.52	401.88	
3740? Crystal Bridge/Contract, Lot 10b	2,686	8.038%	5,042.54	1,260.63	1,607.52	401.88	
3760 Crystal Bridge Drive/Hogg, Lot 11a	2,591	7.753%	4,864.19	1,216.05	1,550.66	387.67	
3780 Crystal Bridge Drive/Friedman, Lot 11b	2,591	7.753%	4,864.19	1,216.05	1,550.66	387.67	
3800 Crystal Bridge Drive/Lytle, Lot 12a	2,591	7.753%	4,864.19	1,216.05	1,550.66	387.67	
3820 Crystal Bridge Drive/ Hewett, Lot 12b	2,964	8.869%	5,564.44	1,391.11	1,773.89	443.47	
Total in Service Square Footage	33,418	100.000%	62,737.00	15,684.25	20,000.00	5,000.00	
Note: Heated square footage obtained from Garfield County website other than NEW 3720 & 3740 not yet listed there. I obtained 3720 & 3740 square footage from Zillow.com.							