

NOT RATIFIED by Board as of 2/15/2017

Pines East Village HOA Budget						
January 1 - December 31, 2017						
	1-Dec		Proposed			
	Actual	Budget	Budget	% of 2017 Budget	% of 2016 Actuals	% of 2017 Budget
	2016	2016	2017	to 16 Budget	to 16 Budget	to 16 Actual
<b>Management</b>						
Postage & Supplies	850	1,000	1,000	100.00%	85.00%	117.65%
Accounting	5,500	6,000	6,000	100.00%	91.67%	109.09%
Manager	38,333	40,000	40,000	100.00%	95.83%	104.35%
Annual Meeting Expense	905	1,000	1,000	100.00%	90.50%	110.50%
Colo Assoc Management (CAM)	950	3,000	3,000	100.00%	31.67%	315.79%
Legal	2,500	4,000	4,000	100.00%	62.50%	160.00%
East Village Master Association Budget			2,000			
WEB site and maintenance	550	600	600	100.00%	91.67%	109.09%
Bonuses ( Manager, Groomer, Ski Lift Maintenance, Ski Lift Attendants )	9,000	10,000	10,000	100.00%	90.00%	111.11%
<b>Subtotal</b>	<b>58,588</b>	<b>65,600</b>	<b>67,600</b>	<b>103.05%</b>	<b>89.31%</b>	<b>115.38%</b>
<b>Maintenance &amp; Operations</b>						
Ski Trail Maintenance	3,646	7,000	7,000	100.00%	52.09%	191.99%
Ski Lift Operations	92,560	72,000	72,000	100.00%	128.56%	77.79%
Ski Lift Maintenance	2,600	0	3,000			
Ski trail Grooming	7,246	7,000	7,500	107.14%	103.51%	103.51%
Snowcat Maintenance & Fuel	6,199	6,000	6,500	108.33%	103.32%	104.86%
Snowmaking	9,500	10,000	10,000	100.00%	95.00%	105.26%
Lift Maintenance Contract	56,402	45,500	47,000	103.30%	123.96%	83.33%
Common Entry Maintenance	8,741	10,000	9,500	95.00%	87.41%	108.68%
Tree Care - Spraying, Fertilizers	2,200	2,200	2,200	100.00%	100.00%	100.00%
Water - Irrigation at Entry	1,754	2,600	2,000	76.92%	67.46%	114.03%
Weed Control - Spraying	1,000	2,500	1,500	60.00%	40.00%	150.00%
Electricity	400	450	450	100.00%	88.89%	112.50%
Telephone	498	2,000	600	30.00%	24.88%	120.60%
Dumpster Maintenance	100	500	500	100.00%	20.00%	500.00%
Solid Waste - TOSV	11,707	11,500	12,000	104.35%	101.80%	102.50%
Contingency	5,000	5,000	5,000	100.00%	100.00%	100.00%
<b>Subtotal</b>	<b>209,552</b>	<b>184,250</b>	<b>186,750</b>	<b>101.36%</b>	<b>113.73%</b>	<b>89.12%</b>
<b>Insurance &amp; Taxes</b>						
General Liability	28,000	28,000	28,000	100.00%	100.00%	100.00%
Ski Lift Liability	11,120	11,120	11,120	100.00%	100.00%	100.00%
Ski Patrol Workmans Comp	6,000	0	6,000			
Directors & Officers	1,234	1,234	1,234	100.00%	100.00%	100.00%
<b>Subtotal</b>	<b>46,354</b>	<b>40,354</b>	<b>46,354</b>	<b>114.87%</b>	<b>114.87%</b>	<b>100.00%</b>
<b>Transfers to Capital Reserve Fund</b>						
Reserve - Lifts - Electrical Components & Snowmaking	15,000	15,000	15,000	100.00%	100.00%	100.00%
Reserve for Trails Maintenance	5,000	5,000	5,000			
Reserve for Snowcat	5,000	5,000	5,000			
<b>TOTAL</b>	<b>339,494</b>	<b>315,204</b>	<b>325,704</b>	<b>103.33%</b>	<b>107.71%</b>	<b>95.94%</b>
<b>Total/51 Owners</b>	<b>51</b>	<b>6,180</b>	<b>6,386</b>	<b>Difference 16 / 17</b>		
<b>Semi-Annual Assessment for 2016/ 2017</b>		<b>3,090</b>	<b>3,193</b>	<b>103.33%</b>		
<b>Actual Assesments for 2017 per unit</b>	<b>\$6,400</b>					

1st half  
\$ 3,200