

Pines East Village HOA Budget						
January 1 - December 31, 2018						
	31-Dec		Proposed			
	Actual	Budget	Budget	% of 2018 Budget	% of 2017 Actuals	% of 2018 Budget
	2017	2017	2018	to 17 Budget	to 17 Budget	to 17 Actual
<b>Management</b>						
Manager	40,000	40,000	40,000	100.00%	100.00%	100.00%
Bonuses - Manager	5,000	5,000	5,000	100.00%	100.00%	100.00%
Directors & Officers Insurance	1,234	1,234	1,234	100.00%	100.00%	100.00%
Postage and Office Supplies	575	1,000	750	75.00%	57.50%	130.43%
Accounting	6,175	6,000	6,300	105.00%	102.92%	102.02%
Legal	1,000	3,000	1,500	50.00%	33.33%	150.00%
Meeting Expenses	1,200	1,500	1,300	86.67%	80.00%	108.33%
Colo Assoc Management (CAM)	1,410	1,500	1,500	100.00%	94.00%	106.38%
WEB site maintenance	0	500	500	100.00%	0.00%	#DIV/0!
<b>Subtotal</b>	<b>56,594</b>	<b>59,734</b>	<b>58,084</b>	<b>97.24%</b>	<b>94.74%</b>	<b>102.63%</b>
<b>Maintenance &amp; Operations - Shared By Owl Creek Homes</b>						
Ski Trail Maintenance	6,000	7,000	12,000	171.43%	85.71%	200.00%
Ski Trail Grooming/snowcat maint and fuel	12,500	7,500	12,500	166.67%	166.67%	100.00%
Ski Lift Operations/SKICO/SnowMaking (74,000 - 9,600 - 10,500)	94,100	83,000	95,000	114.46%	113.37%	88.20%
Ski Lift Maintenance Contract / Leitner Poma	57,700	57,700	59,500	103.12%	100.00%	103.12%
Solid Waste - TOSV Collection Fees	10,768	10,500	12,000	114.29%	102.55%	111.44%
Solid Waste - Dumpster Maintenance	100	750	750	100.00%	13.33%	750.00%
<b>Subtotal of Lifts and Trails items shared by Owl Creek Homes</b>	<b>181,168</b>	<b>166,450</b>	<b>191,750</b>	<b>115.20%</b>	<b>108.84%</b>	<b>105.84%</b>
Reimbursemnts from Owl Creek Homes Ph III (16.39%)	-29,693	-27,281	-31,428			
<b>SubTotal of Net</b>	<b>151,475</b>	<b>139,169</b>	<b>160,322</b>			
<b>Maintenance &amp; Operations</b>						
Snowplowing	2,000	2,000	2,200	110.00%	100.00%	110.00%
Common Entry Maintenance	12,500	8,500	10,000	117.65%	147.06%	80.00%
Tree Care - Spraying, Fertilizers	945	1,000	1,200	120.00%	94.50%	126.98%
Water - Irrigation at Entry	2,500	3,500	2,750	78.57%	71.43%	110.00%
Weed Control - Spraying	1,000	1,500	1,500	100.00%	66.67%	150.00%
Electricity	360	300	400	133.33%	120.00%	83.33%
Telephone	54	650	650	100.00%	8.31%	1203.70%
Contingency	3,500	5,000	5,000	100.00%	70.00%	142.86%
<b>Subtotal</b>	<b>22,859</b>	<b>22,450</b>	<b>23,700</b>	<b>105.57%</b>	<b>101.82%</b>	<b>103.68%</b>
<b>Transfers to East Village Master Assn</b>						
East Village Mast Assn Budget - General Office Mangement and Insurances for Genral Liability, Lifts Snowcat and Major Snowcat Maintenance Issues for repairs by Ski Co	43,200	43,170	45,000	104.24%	100.07%	104.17%
<b>Subtotal</b>	<b>43,200</b>	<b>43,170</b>	<b>45,000</b>	<b>104.24%</b>	<b>100.07%</b>	<b>104.17%</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	100.00%	100.00%	100.00%
Reserve for Snowcat	5,000	5,000	5,000	100.00%	100.00%	100.00%
<b>Subtotal</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>TOTAL</b>	<b>299,128</b>	<b>289,523</b>	<b>312,106</b>	<b>107.80%</b>	<b>103.32%</b>	<b>104.34%</b>
Reimbursements from Owl Creek 6 lift buyins @\$1,000/each	-6,000	-6,000	-6,000			
<b>Grand Total</b>	<b>293,128</b>	<b>283,523</b>	<b>306,106</b>			
Over/Under Budget	-9,605	-188	per lot			
Total/51 Owners	51	5,559	6,002	Difference 17 / 18		
Semi-Annual Assessment for 2017/ 2018		2,780	3,001	107.97%		
Actual Assements for 2018 per unit	\$6,000	(annual)	\$3,000	(semi-annual)		