

<b>Pines East Village HOA Budget</b>						
<b>January 1 - December 31, 2019</b>						
	<b>31-Dec</b>		<b>Proposed</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>% of 2019 Budget</b>	<b>% of 2018 Actuals</b>	<b>% of 2019 Budget</b>
	<b>2018</b>	<b>2018</b>	<b>2019</b>	<b>to 18 Budget</b>	<b>to 18 Budget</b>	<b>to 18 Actual</b>
<b>Management</b>						
Manager	36,000	40,000	40,000	100.00%	90.00%	111.11%
Bonuses - Manager	5,000	5,000	5,000	100.00%	100.00%	100.00%
Directors & Officers Insurance	1,500	1,234	1,650	133.71%	121.56%	110.00%
Postage and Office Supplies	536	750	750	100.00%	71.47%	139.93%
Accounting	5,300	6,300	7,500	119.05%	84.13%	141.51%
Legal	200	1,500	1,500	100.00%	13.33%	750.00%
Meeting Expenses	783	1,300	1,300	100.00%	60.23%	166.03%
Colo Assoc Management (CAM)	1,625	1,500	1,500	100.00%	108.33%	92.31%
WEB site maintenance	150	500	500	100.00%	30.00%	333.33%
<b>Subtotal</b>	<b>51,094</b>	<b>58,084</b>	<b>59,700</b>	<b>102.78%</b>	<b>87.97%</b>	<b>116.84%</b>
<b>Maintenance &amp; Operations - Shared By Owl Creek Homes</b>						
Ski Trail Maintenance	4,030	12,000	15,000	125.00%	33.58%	372.21%
Ski Trail Grooming/snowcat maint and fuel	21,000	12,500	17,000	136.00%	168.00%	80.95%
Ski Lift Operations/SKICO/SnowMaking (66,000 - 7638 )	73,645	95,000	95,000	100.00%	77.52%	129.00%
Ski Lift Maintenance Contract / Leitner Poma	59,315	59,500	61,300	103.03%	99.69%	103.35%
Solid Waste - TOSV Collection Fees	9,874	12,000	14,000	116.67%	82.28%	141.79%
Solid Waste - Dumpster Maintenance	220	750	750	100.00%	29.33%	340.91%
<b>Subtotal of Lifts and Trails items sharred by Owl Creek Homes</b>	<b>168,084</b>	<b>191,750</b>	<b>203,050</b>	<b>105.89%</b>	<b>87.66%</b>	<b>120.80%</b>
<b>Reimbursemnts from Owl Creek Homes Ph III (16.39%)</b>	<b>-27,549</b>	<b>-31,428</b>	<b>-33,280</b>			
<b>SubTotal of Net</b>	<b>140,535</b>	<b>160,322</b>	<b>169,770</b>			
<b>Maintenance &amp; Operations</b>						
Snowplowing	2,200	2,200	2,500	113.64%	100.00%	113.64%
Common Entry Maintenance	12,500	10,000	16,000	160.00%	125.00%	128.00%
Tree Care - Spraying, Fertilizers	1,650	1,200	1,800	150.00%	137.50%	109.09%
Water - Irrigation at Entry	4,500	2,750	4,500	163.64%	163.64%	100.00%
Weed Control - Spraying	1,500	1,500	1,500	100.00%	100.00%	100.00%
Electricity	206	400	300	75.00%	51.50%	194.17%
Telephone	500	650	600	92.31%	76.92%	120.00%
Contingency	3,000	5,000	5,000	100.00%	60.00%	166.67%
<b>Subtotal</b>	<b>26,056</b>	<b>23,700</b>	<b>32,200</b>	<b>135.86%</b>	<b>109.94%</b>	<b>123.58%</b>
<b>Transfers to East Village Master Assn</b>						
<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</b>	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\Fire fuel mitigation	10,000	10,000	10,000	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>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>TOTAL</b>	<b>290,885</b>	<b>315,276</b>	<b>336,670</b>	<b>106.79%</b>	<b>92.26%</b>	<b>115.74%</b>
Reimbursements from Owl Creek 6 lift buyins @\$1,000/each	-6,000	-6,000	-6,000			
<b>Grand Total</b>	<b>284,885</b>	<b>309,276</b>	<b>330,670</b>			
<b>Over/Under Budget</b>	<b>24,391</b>	<b>478</b>	<b>per lot</b>			
<b>Total/51 Owners</b>	<b>51</b>	<b>6,064</b>	<b>6,484</b>	<b>Difference 18 / 19</b>		
<b>Semi-Annual Assessment for 2018/ 2019</b>		<b>3,032</b>	<b>3,242</b>	<b>106.92%</b>		
<b>Actual Assements for 2019 per unit</b>	<b>\$6,500</b>	<b>(annual)</b>	<b>\$3,250</b>	<b>(semi-annual)</b>		