

2017 Adopted Budget

	Operating			Fire Wise			Reserve		
	2016 Budget	2016 Actual*	2017 Proposed	2016 Budget	2016 Actual*	2017 Proposed	2016 Budget	2016 Actual*	2017 Proposed
Income									
Annual Assessment (homeowner dues \$23,940)	19,445	19,445	18,945	1,000	835	-	1,500	1,500	4,995
Annual Assessment Paid Forward									
Past Due Assessment									
Late Fees and Interest									
Legal Fees									
Water Overage Fees									
Other		15							
Total Income	19,445	19,460	18,945	1,000	835	-	1,500	1,500	4,995
Reserve Fund				2,076	2,076	2,015	32,014	32,014	43,756
Unallocated Cash Carried Forward*							10,242	10,242	5,246
Total Funds Available	19,445	19,460	18,945	3,076	2,911	2,015	43,756	43,756	53,997
Expenses									
Operating Budget									
Administrative	1,000	1,243	1,800						
Accounting and Tax Preparation	560	180	200						
Community Affairs	400	-							
Common Area Maintenance	5,245	4,335	5,600						
Common area includes mowing, weed spraying, snow removal and minor maintenance and repair to field, entrances, ball field and mail box structure									
Common Area Forest Fire Mitigation					64	100			
Forest Service Inspection				1,000	832	1,000			
Insurance	1,409	-	1,500						
Legal Fees	3,000	1,694	3,000						
Management Reserve	2,131		1,595	2,076		915			
Snow Removal	600	-							
Taxes		-							
Utilities (street, entrance and mail box lights)	3,200	2,735	3,350						
Water Augmentation Plan	1,800	-	1,800						
Welcome Committee	100	27	100						
Capital Budget									
Cistern Replacement^							15,000		15,000
Electrical Infrastructure									
Entrances									
<i>Great Divide Unfunded Capital Reserve Liabilities</i>									
Mail Box Shelter									
Mail Box Parking									
Parking Lot									12,000
Walking Path, Picnic Areas, Playground									
Total Expenses	19,445	10,215	18,945	3,076	896	2,015	15,000	-	27,000
Balance	-	9,246		-	2,015		28,756	43,756	26,997

* Estimated

^ if required