

**Rocky Mountain Village Estates
2019 Approved Budget**

| | | | | 2018 Actual + FORECAST Jan-Dec | 2018 Original Budget | 2018 \$ Over/(Under) Orig Budget | 2018 % Over/Under Orig Budget | 2019 Proposed Budget | % Change from Prior Year Orig BUDGET | \$ Change from Prior Year Orig BUDGET | \$ Change from Prior Year FORECAST | % Change from Prior Year FORECAST |
|--|--|--|--|--------------------------------------|----------------------------|--|-------------------------------------|----------------------------|--|---|--|---|
| Expense | | | | | | | | | | | | |
| 5000-00 · Administrative Expenses | | | | | | | | | | | | |
| | | | | \$138 | \$300 | (\$162) | | \$300 | 0% | \$0 | \$162 | 118% |
| | | | | \$42,274 | \$28,140 | \$14,134 | | \$43,542 | 55% | \$15,402 | \$1,268 | 3% |
| | | | | \$8,587 | \$7,000 | \$1,587 | | \$7,000 | 0% | \$0 | (\$1,587) | -18% |
| | | | | \$2,550 | \$2,550 | \$0 | | \$2,550 | 0% | \$0 | \$0 | 0% |
| | | | | \$2,104 | \$2,500 | (\$396) | | \$2,500 | 0% | \$0 | \$396 | 19% |
| | | | | \$1,600 | \$2,000 | (\$400) | | \$2,000 | 0% | \$0 | \$400 | 25% |
| | | | | \$704 | \$1,000 | (\$296) | | \$1,000 | 0% | \$0 | \$296 | 42% |
| | | | | \$808 | \$500 | \$308 | | \$800 | 60% | \$300 | (\$8) | -1% |
| | | | | \$551 | \$400 | \$151 | | \$400 | 0% | \$0 | (\$151) | -27% |
| | | | | \$1,270 | \$800 | \$470 | | \$800 | 0% | \$0 | (\$470) | -37% |
| | | | | \$1,320 | \$1,400 | (\$80) | | \$1,400 | 0% | \$0 | \$80 | 6% |
| | | | | \$4,061 | \$3,656 | \$405 | | \$4,000 | 9% | \$344 | (\$61) | -2% |
| | | | | \$2,499 | \$2,000 | \$499 | | \$2,000 | 0% | \$0 | (\$499) | -20% |
| | | | | \$3,418 | \$3,500 | (\$82) | | \$3,500 | 0% | \$0 | \$82 | 2% |
| | | | | \$71,884 | \$55,746 | \$16,138 | 29% | \$71,792 | 29% | \$16,046 | (\$92) | 0% |
| 6000-00 · Building Maintenance | | | | | | | | | | | | |
| | | | | \$3,900 | \$6,000 | (\$2,100) | | \$6,000 | 0.0% | \$0 | \$2,100 | 54% |
| | | | | \$1,415 | \$2,000 | (\$585) | | \$2,000 | 0.0% | \$0 | \$585 | 41% |
| | | | | \$7,800 | \$8,000 | (\$200) | | \$4,000 | -50.0% | (\$4,000) | (\$3,800) | -49% |
| | | | | \$0 | \$500 | (\$500) | | \$500 | 0.0% | \$0 | \$500 | #DIV/0! |
| | | | | \$600 | \$1,000 | (\$400) | | \$1,000 | 0.0% | \$0 | \$400 | 67% |
| | | | | \$5,801 | \$2,000 | \$3,801 | | \$2,000 | 0.0% | \$0 | (\$3,801) | -66% |
| | | | | \$712 | \$2,000 | (\$1,288) | | \$2,000 | 0.0% | \$0 | \$1,288 | 181% |
| | | | | \$3,231 | \$3,000 | \$231 | | \$3,000 | 0.0% | \$0 | (\$231) | -7% |
| | | | | \$490 | \$1,000 | (\$510) | | \$500 | -50.0% | (\$500) | \$10 | 2% |
| | | | | \$1,215 | \$2,000 | (\$785) | | \$2,000 | 0.0% | \$0 | \$785 | 65% |
| | | | | \$11,058 | \$9,500 | \$1,558 | | \$10,000 | 5.3% | \$500 | (\$1,058) | -10% |
| | | | | \$570 | \$1,000 | (\$430) | | \$1,000 | 0.0% | \$0 | \$430 | 75% |
| | | | | \$9,401 | \$12,000 | (\$2,599) | | \$12,000 | 0.0% | \$0 | \$2,599 | 28% |
| | | | | \$21,613 | \$10,000 | \$11,613 | | \$10,000 | 0.0% | \$0 | (\$11,613) | -54% |
| | | | | \$0 | \$500 | (\$500) | | \$500 | 0.0% | \$0 | \$500 | #DIV/0! |
| | | | | \$0 | \$1,000 | (\$1,000) | | \$1,000 | 0.0% | \$0 | \$1,000 | #DIV/0! |
| | | | | \$1,705 | \$2,000 | (\$295) | | \$2,000 | 0.0% | \$0 | \$295 | 17% |
| | | | | \$146 | \$800 | (\$654) | | \$800 | 0.0% | \$0 | \$654 | 448% |
| | | | | \$203 | \$500 | (\$297) | | \$500 | 0.0% | \$0 | \$297 | 146% |
| | | | | \$69,860 | \$64,800 | \$5,060 | 8% | \$60,800 | -6% | (\$4,000) | (\$9,060) | -13% |

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|--|--------------------------------------|----------------------------|--|-------------------------------------|----------------------------|--|---|--|---|
| 7000-00 · Grounds and Exterior Maint | | | | | | | | | |
| 7000-05 · Equipment service/repair | \$242 | \$500 | (\$258) | | \$500 | 0.0% | \$0 | \$258 | 107% |
| 7000-10 · Supplies/equipment | \$621 | \$1,000 | (\$379) | | \$1,000 | 0.0% | \$0 | \$379 | 61% |
| 7000-20 · Snow Removal | \$6,619 | \$9,500 | (\$2,881) | | \$9,500 | 0.0% | \$0 | \$2,881 | 44% |
| 7000-40 · Trash Removal & Recycling | \$6,859 | \$6,500 | \$359 | | \$6,500 | 0.0% | \$0 | (\$359) | -5% |
| 7000-50 · Sprinkler System | \$665 | \$850 | (\$185) | | \$850 | 0.0% | \$0 | \$185 | 28% |
| 7000-60 · Fence Maintenance/Repair | \$0 | \$500 | (\$500) | | \$500 | 0.0% | \$0 | \$500 | #DIV/0! |
| 7000-65 · Paving/Driveway Maintenance | \$4,518 | \$1,000 | \$3,518 | | \$2,500 | 150.0% | \$1,500 | (\$2,018) | -45% |
| 7000-70 · Tree Trimming and Spraying | \$2,920 | \$3,000 | (\$80) | | \$4,000 | 33.3% | \$1,000 | \$1,080 | 37% |
| 7000-80 · Landscaping materials | \$2,447 | \$2,500 | (\$53) | | \$2,500 | 0.0% | \$0 | \$53 | 2% |
| Total 7000-00 · Grounds and Exterior Main | \$24,891 | \$25,350 | (\$459) | -2% | \$27,850 | 10% | \$2,500 | \$2,959 | 12% |
| 8000-00 · Recreation | | | | | | | | | |
| 8000-20 · Guest Suite/Community Room | \$709 | \$1,500 | (\$791) | | \$1,500 | 0.0% | \$0 | \$791 | 112% |
| 8000-30 · Social Committee | \$0 | \$350 | (\$350) | | \$350 | 0.0% | \$0 | \$350 | 100% |
| Total 8000-00 · Recreation | \$709 | \$1,850 | (\$1,141) | -62% | \$1,850 | 0% | \$0 | \$1,141 | 161% |
| 9000-00 · Utilities | | | | | | | | | |
| 9000-10 · Gas | \$30,910 | \$35,000 | (\$4,090) | | \$35,700 | 2.0% | \$700 | \$4,790 | 15% |
| 9000-20 · Electricity | \$17,050 | \$21,006 | (\$3,956) | | \$21,006 | 0.0% | \$0 | \$3,956 | 23% |
| 9000-30 · Water | \$48,149 | \$47,764 | \$385 | | \$48,837 | 2.0% | \$1,073 | \$688 | 1% |
| 9000-40 · Sewer | \$42,130 | \$41,076 | \$1,054 | | \$41,898 | 2.0% | \$822 | (\$232) | -1% |
| 9000-50 · Cable TV | \$43,080 | \$44,972 | (\$1,892) | | \$44,972 | 0.0% | \$0 | \$1,892 | 4% |
| Total 9000-00 · Utilities | \$181,319 | \$189,818 | (\$8,499) | -4% | \$192,413 | 1% | \$2,595 | \$11,094 | 6% |
| 9510-00 · Payroll Expense | | | | | | | | | |
| 9510-10 · Wages | \$129,706 | \$125,591 | \$4,115 | | \$139,663 | 11% | \$14,072 | \$9,957 | 8% |
| 9510-15 · Unemployment Ins. | \$261 | \$476 | (\$215) | | \$381 | -20% | (\$95) | \$120 | 46% |
| 9510-25 · Employer Tax Expense | \$10,049 | \$10,079 | (\$30) | | \$10,684 | 6.0% | \$605 | \$635 | 6% |
| 9510-40 · Workers Compensation | \$3,946 | \$3,661 | \$285 | | \$4,000 | 9.3% | \$339 | \$54 | 1% |
| Total 9510-00 · Payroll Expense | \$143,962 | \$139,807 | \$4,155 | 3% | \$154,728 | 11% | \$14,921 | \$10,766 | 7% |
| Total Operating Expense | \$492,625 | \$477,371 | \$15,254 | 3% | \$509,433 | 7% | \$32,062 | \$16,808 | 3% |
| Net Operating Income | -\$15,116 | \$0 | | | \$0 | TARGET \$0 | | | |

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|---|--|--|-------------------|--------------------------------------|----------------------------|--|-------------------------------------|--|--|---|--|---|
| Reserve Income/Expense | | | | | | | | | | | | |
| 9600-00 · Reserve Income | | | | | | | | | | | | |
| 9600-10 · Additions to reserves | | | | \$143,672 | \$143,672 | \$0 | | \$147,982 | 3.0% | \$4,310 | \$4,310 | 3% |
| 9600-12 · Reserve Interest | | | | \$6,660.50 | \$4,500 | \$2,161 | | \$6,000 | 33.3% | \$1,500 | (\$661) | -10% |
| Total 9600-00 · Reserve Income | | | | \$150,333 | \$148,172 | \$2,161 | 1.5% | \$153,982 | 4% | \$5,810 | \$3,650 | 2% |
| ID | 9900-00 · Reserve expenditures (projects for Board consideration in 2019) | | | | | | | Reserve Study Cost Estimate | Quote if available | 2019 Recommendation | | |
| 2171 | Carport Roofs – Replace | | NA - 2019 project | | | | \$23,100 | | Defer | | | |
| | Bergen Building | | | | | | | | | | | |
| 2303 | Exterior Wall Lights - Replace | | NA - 2019 project | | | | \$6,700 | | PROCEED | | | |
| 2401 | Interior Walls - Repaint - 1&2 | | NA - 2019 project | | | | \$10,700 | | Defer | | | |
| 2401 | Interior Walls - Repaint - L | | NA - 2019 project | | | | \$5,047 | | Defer | | | |
| 2411 | Carpet - Replace - 1&2 | | NA - 2019 project | | | | \$30,385 | | Defer | | | |
| 2425 | Furnishings and Decor - Update -10% | | NA - 2019 project | | | | \$1,400 | | Review | | | |
| 2437 | Kitchen Appliances - Replace | | NA - 2019 project | | | | \$2,150 | | Review | | | |
| 2517 | Elevator Cab Remodel | | NA - 2019 project | | | | \$25,608 | \$11,000 | PROCEED with ceiling only | | | |
| 2523 | AHU Furnace - Replace | | NA - 2019 project | | | | \$22,000 | \$50,000 | PROCEED | | | |
| 2553 | Fire Control Panel - Update/Replace | | NA - 2019 project | | | | \$7,500 | | Review | | | |
| | Genesee Building | | | | | | | | | | | |
| 2303 | Exterior Wall Lights - Replace | | NA - 2019 project | | | | \$7,100 | | PROCEED | | | |
| 2401 | Interior Walls - Repaint - L | | NA - 2019 project | | | | \$5,700 | | Review | | | |
| 2401 | Interior Walls - Repaint - 1&2 | | NA - 2019 project | | | | \$11,350 | | Defer | | | |
| 2409 | Tile Flooring - Replace | | NA - 2019 project | | | | \$12,550 | \$24,640 | PROCEED | | | |
| 2411 | Carpet - Replace - 1&2 | | NA - 2019 project | | | | \$30,385 | | Defer | | | |
| 2425 | Furnishings and Decor - Update -10% | | NA - 2019 project | | | | \$1,400 | | Review | | | |
| 2437 | Kitchen Appliances - Replace | | NA - 2019 project | | | | \$2,150 | | Review | | | |
| 2517 | Elevator Cab Remodel | | NA - 2019 project | | | | \$25,608 | \$12,000 | PROCEED with ceiling and floor | | | |
| 2523 | AHU Furnace - Replace | | NA - 2019 project | | | | \$36,000 | \$50,000 | PROCEED | | | |
| 2561 | Boilers - Replace - DHW | | NA - 2019 project | | | | \$30,000 | \$120,000 | PROCEED | | | |
| 2561 | Boilers - Replace - Heating | | NA - 2019 project | | | | \$50,000 | \$75,000 | PROCEED | | | |
| Total 9900-00 · Reserve expenditures PROPOSED for 2019 | | | | | | | | \$346,833 | \$342,640 | | | |
| Net Reserve Income | | | | | | | | -\$192,851 | | | | |