

**Red Rocks Valley Homeowners Association, Inc.  
EOY Projection, 2019 & 2020 Budgets**

	<u>EOY PROJ</u>	<u>2019 Budget</u>	<u>2020 Budget*</u>
Ordinary Income/Expense			
Income			
<b>INCOME</b>			
SMF- Quarterly Assessment	23,040.00	23,040.00	25,600.00
<b>Total INCOME</b>	<u>23,040.00</u>	<u>23,040.00</u>	<u>25,600.00</u>
Total Income	23,040.00	23,040.00	25,600.00
Gross Profit	23,040.00	23,040.00	25,600.00
Expense			
<b>EXTERIOR MAINTENANCE</b>			
Concrete Repairs	3,500.00	3,500.00	0.00
Landscape/drainage/trail repair	3,500.00	3,500.00	5,000.00
Snow Removal	1,200.00	2,600.00	2,600.00
Weed Spraying	1,200.00	3,500.00	3,500.00
<b>Total EXTERIOR MAINTENANCE</b>	<u>9,400.00</u>	<u>13,100.00</u>	<u>11,100.00</u>
<b>ADMINISTRATIVE</b>			
Management Fees	4,380.00	4,380.00	4,872.00
Administrative Fees			
Copying/Printing/Postage	190.00	200.00	200.00
License and Registration	35.00	40.00	40.00
Meetings	100.00	200.00	200.00
Office supplies	0.00	50.00	50.00
Website & Newsletter	180.00	180.00	180.00
<b>Total Administrative Fees</b>	<u>505.00</u>	<u>670.00</u>	<u>670.00</u>
Accounting Services/Tax Prep	0.00	250.00	250.00
<b>Total ADMINISTRATIVE</b>	<u>4,885.00</u>	<u>5,300.00</u>	<u>5,792.00</u>
<b>INSURANCE</b>			
Insurance	2,129.00	3,200.00	2,200.00
<b>Total INSURANCE</b>	<u>2,129.00</u>	<u>3,200.00</u>	<u>2,200.00</u>
Total Expense	<u>16,414.00</u>	<u>21,600.00</u>	<u>19,092.00</u>
Net Ordinary Income	6,626.00	1,440.00	6,508.00
Other Income/Expense			
Other Income			
<b>RESERVE INCOME</b>			
Interest Reserve Income	33.88		
<b>Total RESERVE INCOME</b>	<u>33.88</u>		
Total Other Income	33.88		
Other Expense			
<b>RESERVE/REPLACEMENT PROJECTS</b>			
Sidewalk Replacement	0.00	6,000.00	0.00
<b>Total RESERVE/REPLACEMENT PROJECTS</b>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
Due to Reserves**	0.00	1,000.00	6,000.00
Contingency	0.00	440.00	500.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>7,440.00</u>	<u>6,500.00</u>
Net Other Income	33.88	-7,440.00	-6,500.00
Net Income	<u>6,659.88</u>	<u>-6,000.00</u>	<u>8.00</u>

\* DUES Increase -- \$100 per quarter for larger lot, \$150 per quarter for patio homes  
Approximately a 10% increase in assessments

\*\* Reserve Study recommends a \$9,142 contribution to reserves for the year 2020

Cash at end of Sept 30, 2019