

Aspen Peak # of Homes 268	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 6/30/2022	Projected 2023 YTD	Proposed 2024 Budget Annual	Monthly Per House	Per Lot Per Year
OPERATING INCOME								
Assessment Income	562,800.00	643,200.00	643,200.00	321,600.00	643,200.00	723,600.00	225.00	2,700.00
Reserve Assessment	80,400.00						-	-
Coll Fee Reimbur/ Insurance claim(19)	15,122.45						-	-
Late Fees	1,779.40	1,463.62		583.81	1,000.00		-	-
Key Fobs/Cards Income	650.00						-	-
Miscellaneous	459.00	5,915.00		1,961.71			-	-
Interest Income Fin	17.75	16.55		6.93	13.86		-	-
Fines	5,800.00	4,900.00		2,000.00	5,000.00		-	-
Other Income - CH Rental Ins (15)		(13,123.76)					-	-
Total Operating Income	\$ 667,028.60	\$ 642,371.41	\$ 643,200.00	\$ 326,152.45	\$ 649,213.86	\$ 723,600.00	\$ 225.00	\$ 2,700.00

OPERATING EXPENSES

Administrative Expense

Management Fees	25,800.00	28,200.00	28,200.00	14,100.00	28,200.00	29,400.00	9.14	109.70
Legal				585.00	585.00	1,000.00	0.31	3.73
Professional Services-Audit/Tax	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	0.44	5.32
Bank Charges		(30.00)					-	-
Bad Debt							-	-
Postage	1,322.12	1,807.91	1,553.00	1,372.67	2,052.58	2,500.00	0.78	9.33
Coupons / Copies/Fax/Office Supplies	348.74	370.61	400.00	439.12	500.00	500.00	0.16	1.87
Taxes/Miscellaneous	347.00	131.20	1,000.00	705.00	1,000.00	1,000.00	0.31	3.73
Ombudsman/Secretary of State	1,239.00	1,189.00	1,189.00		1,189.00	1,189.00	0.37	4.44
Permits & Licenses/ Taxes 19	-	-			-		-	-
Reserve Study				1,399.00	1,399.00			
Security- Camera & maintenance			4,000.00		7,800.00		-	-
Security	16,844.75	23,342.31	24,350.00	8,940.00	27,225.00	43,878.00	13.64	163.72
Admin/Collection Cost/Payment Proc.							-	-
Storage - HO Files & Comm Docs	240.00	240.00	240.00	120.00	240.00	240.00	0.07	0.90
Website	420.00	420.00	420.00	210.00	420.00	420.00	0.13	1.57
Social		275.25	150.00			250.00	0.08	0.93
Keys/Remotes	187.06	299.42	400.00	216.13	300.00	100.00	0.03	0.37
Total Administrative	\$ 48,173.67	\$ 57,670.70	\$ 63,327.00	\$ 29,511.92	\$ 72,335.58	\$ 81,902.00	\$ 25.47	\$ 305.60

Insurance Expense

Directors and Officers	6,498.00	6,498.00	7,646.00	3,130.98	7,060.00	7,375.06	2.29	27.52
Workers Comp & Umbrella	5,702.18	6,155.96	6,735.00	1,890.83	6,295.00	6,610.00	2.06	24.66
Property Insurance	58,768.24	67,412.77	63,717.00	39,533.78	79,067.00	83,020.94	25.81	309.78
Total Insurance	\$ 70,968.42	\$ 80,066.73	\$ 78,098.00	\$ 44,555.59	\$ 92,422.00	\$ 97,006.00	\$ 30.16	\$ 361.96

Landscaping Expense

Landscape Contract	42,600.00	43,650.00	44,400.00	22,200.00	42,200.00	48,000.00	14.93	179.10
Landscape - Tree Maintenance	2,634.00	3,385.00	6,500.00		15,000.00	7,500.00	2.33	27.99
Landscape - Repairs & Supplies	5,553.50	3,247.76	4,000.00	1,972.30	3,570.00	4,000.00	1.24	14.93
Total Landscaping	\$ 50,787.50	\$ 50,282.76	\$ 54,900.00	\$ 24,172.30	\$ 60,770.00	\$ 59,500.00	\$ 18.50	\$ 222.01

Transfer to Reserves

Transfer to Reserves	76,950.00	163,908.00	132,000.00	66,000.00	132,000.00	178,542.00	55.52	666.20
Reserve Assessment								
Total Transfer to Reserves	\$ 76,950.00	\$ 163,908.00	\$ 132,000.00	\$ 66,000.00	\$ 132,000.00	\$ 178,542.00	\$ 55.52	\$ 666.20

Study says 1,789,549.00

Pool Expense

Pool Contract	5,175.00	5,725.00	7,050.00	3,450.00	6,900.00	7,050.00	2.19	26.31
Pool/Spa Repairs & Other	2,337.79	7,552.60	4,000.00	100.00	4,000.00	2,500.00	0.78	9.33
Pool Permits	1,123.00	1,123.00	1,100.00	561.52	1,123.00	1,100.00	0.34	4.10
Total Pool	\$ 8,635.79	\$ 14,400.60	\$ 12,150.00	\$ 4,111.52	\$ 12,023.00	\$ 10,650.00	\$ 3.31	\$ 39.74

Repairs & Maintenance

General Maint & Repairs	8,954.45	6,812.25	8,000.00	1,800.86	9,000.00	8,000.00	2.49	29.85
Lighting Supplies & Repairs	5,001.00	5,583.00	4,200.00	2,401.00	3,000.00	5,000.00	1.55	18.66
Plumbing Repairs	9,073.00	9,177.00	1,500.00	1,085.00	1,500.00	2,000.00	0.62	7.46
Janitorial Contract	33,600.00	27,200.00	33,600.00	19,400.00	33,600.00	33,600.00	10.45	125.37
Janitorial X-tra - Haul Off-Misc	3,100.72	4,180.48	4,000.00	1,331.84	4,000.00	4,000.00	1.24	14.93
Pest Control	7,068.00	7,905.00	8,000.00	4,371.00	5,500.00	5,500.00	1.71	20.52
Gate Maint & Repairs	646.92	5,130.66	6,000.00	580.09	5,000.00	5,000.00	1.55	18.66
Fire Riser Room - Monitoring-Exting			10,500.00		10,500.00	10,500.00	3.26	39.18
Fire System Alarm & Sprinkler Test	23,641.25	28,128.40	12,000.00	4,179.00	12,000.00	10,000.00	3.11	37.31
Fire System Monitoring							-	-
Pooper Scooper			5,200.00		5,200.00	5,200.00	1.62	19.40
Fire Extinguisher & Hydrant Testing		1,554.75	2,000.00		2,000.00	2,000.00	0.62	7.46
Total Repairs & Maintenance	\$ 91,085.34	\$ 95,671.54	\$ 95,000.00	\$ 35,148.79	\$ 91,300.00	\$ 90,800.00	\$ 28.23	\$ 338.81

Utilities Expense

Water - Sewer	126,692.30	118,389.14	136,820.00	53,323.97	130,000.00	130,000.00	40.42	485.07
Electric	21,054.93	24,094.73	21,265.00	11,675.55	23,350.00	25,000.00	7.77	93.28
Republic Services	39,104.61	43,628.43	42,000.00	20,538.70	42,000.00	45,000.00	13.99	167.91
Phone	1,564.99	1,679.97	1,650.00	882.11	1,650.00	1,700.00	0.53	6.34
Gas	1,653.77	3,202.21	3,990.00	623.41	2,000.00	3,500.00	1.09	13.06
Total Utilities	\$ 190,070.60	\$ 190,994.48	\$ 205,725.00	\$ 87,043.74	\$ 199,000.00	\$ 205,200.00	\$ 63.81	\$ 765.67

Total Expenses	\$ 536,671.32	\$ 652,994.81	\$ 641,200.00	\$ 290,543.86	\$ 659,850.58	\$ 723,600.00	\$ 225.00	\$ 2,700.00
-----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	------------------	--------------------

Net Income /(Loss)	\$ 130,357.28	\$ (10,623.40)	\$ 2,000.00	\$ 35,608.59	\$ (10,636.72)	\$ -	\$ -	\$ -
---------------------------	----------------------	-----------------------	--------------------	---------------------	-----------------------	-------------	-------------	-------------

RESERVE ANALYSIS

Beginning Balance Reserve 2024	\$ 902,492.00	Study Projects	
Reserve Interest 2024	\$ 1,700.00	Fire Alarm upgrade	\$ 10,000.00
Reserve Expenses 2024	\$ 30,000.00	Plant enhancement	\$ 10,000.00
Reserve Contribution 2024	\$ 178,542.00	Tree Trimming	\$ 10,000.00
Ending Reserve Balance 2024	\$ 1,052,734.00		
Balance per Reserve Study	\$ 1,789,549.00	58.83%	\$ 30,000.00