

2027 Budget — Adopted by the Board of Directors

CATEGORY	2026 Budget	2027 Budget	\$ Change	% Change
INCOME				
Operating Assessments	151,000	171,457	20,457	13.5%
Total Income	151,000	171,457	20,457	13.5%
EXPENSE				
Administrative				
Licenses & Permits	80	75	(5)	(6.3%)
Office	350	360	10	2.9%
Website	350	450	100	28.6%
Total Administrative	780	885	105	13.5%
Insurance				
Hazard	53,700	55,226	1,526	2.8%
Directors & Officers	1,800	1,946	146	8.1%
Excess Liability	1,500	1,538	38	2.5%
Total Insurance	57,000	58,710	1,710	3.0%
Professional Fees				
Legal Services	-	-	-	-
Property Management	8,904	8,904	-	-
Project Management	7,500	12,000	4,500	60.0%
Reserve Study	-	-	-	-
Total Professional Fees	16,404	20,904	4,500	27.4%
Repairs & Maintenance				
Contract Landscaping	56,000	59,500	3,500	6.3%
Contract Snow Removal	8,000	12,000	4,000	50.0%
Irrigation System	3,500	3,000	(500)	(14.3%)
Buildings	3,000	4,800	1,800	60.0%
Trees	2,500	2,000	(500)	(20.0%)
Supplies	500	300	(200)	(40.0%)
Grounds	250	400	150	60.0%
Total Repairs & Maintenance	73,750	82,000	8,250	11.2%
Taxes				
Federal	100	840	740	740.0%
Colorado	25	176	151	604.0%
Tax Preparation (CPA)	600	500	(100)	(16.7%)
Total Taxes	725	1,516	791	109.1%
Utilities				
Water	1,690	1,782	92	5.4%
Electric	651	660	9	1.4%
Total Utilities	2,341	2,442	101	4.3%
Operating Contingency	-	5,000	5,000	
TOTAL EXPENSE	151,000	171,457	20,457	13.5%
NET OPERATING INCOME	-	-	-	

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RESERVE INCOME				
Reserve Assessments	76,582	81,177	4,595	6.0%
Capital Reserve Contribution (CRC)	-	-	-	-
Interest Income	4,000	4,000	-	-
TOTAL INCOME	80,582	85,177	4,595	5.7%
RESERVE EXPENSE				
Exterior Staining (Bldgs. 3 & 4)	65,000	40,000	(25,000)	(38.5%)
Roadway Crack Sealing	10,000	10,000	-	-
Vent Ember-Resistant Mesh	-	12,525	12,525	
Gutter/Downspout Replacements (2026 only)	5,000	-	(5,000)	(100.0%)
North Entrance Sign Plantings (2026 only)	5,000	-	(5,000)	(100.0%)
TOTAL EXPENSE	85,000	62,525	(22,475)	(26.4%)
NET RESERVE INCOME	(4,418)	22,652	27,070	
TOTAL BUDGET	227,582	252,634	25,052	11.0%

2027 Dues Schedule — Adopted by the Board of Directors

Unit No.	Livable Sq. Ft.	2026 Qtr. Dues	2027 Qtr. Dues	Qtr. Increase	Annual Dues	Operating Portion	Reserve Portion	% Share of Expenses
381	1,740	1,155.28	1,282.45	127.17	5,129.80	3,481.48	1,648.32	2.03%
383	1,740	1,155.28	1,282.45	127.17	5,129.80	3,481.48	1,648.32	2.03%
385	2,456	1,630.67	1,810.17	179.50	7,240.68	4,914.09	2,326.59	2.87%
387	2,456	1,630.67	1,810.17	179.50	7,240.68	4,914.09	2,326.59	2.87%
391	1,740	1,155.28	1,282.45	127.17	5,129.80	3,481.48	1,648.32	2.03%
393	1,740	1,155.28	1,282.45	127.17	5,129.80	3,481.48	1,648.32	2.03%
395	2,456	1,630.67	1,810.17	179.50	7,240.68	4,914.09	2,326.59	2.87%
397	2,456	1,630.67	1,810.17	179.50	7,240.68	4,914.09	2,326.59	2.87%
401	2,783	1,847.78	2,051.18	203.40	8,204.72	5,568.37	2,636.35	3.25%
403	1,684	1,118.10	1,241.18	123.08	4,964.72	3,369.43	1,595.29	1.97%
405	2,783	1,847.78	2,051.18	203.40	8,204.72	5,568.37	2,636.35	3.25%
407	1,684	1,118.10	1,241.18	123.08	4,964.72	3,369.43	1,595.29	1.97%
409	2,920	1,938.74	2,152.16	213.42	8,608.64	5,842.49	2,766.15	3.41%
411	3,580	2,376.95	2,638.61	261.66	10,554.44	7,163.05	3,391.39	4.18%
421	2,920	1,938.74	2,152.16	213.42	8,608.64	5,842.49	2,766.15	3.41%
423	3,580	2,376.95	2,638.61	261.66	10,554.44	7,163.05	3,391.39	4.18%
431	3,481	2,311.22	2,565.64	254.42	10,262.56	6,964.97	3,297.59	4.06%
433	2,132	1,415.55	1,571.37	155.82	6,285.48	4,265.82	2,019.66	2.49%
435	3,608	2,395.54	2,659.24	263.70	10,636.96	7,219.07	3,417.89	4.21%
441	3,274	2,173.78	2,413.07	239.29	9,652.28	6,550.79	3,101.49	3.82%
443	2,132	1,415.55	1,571.37	155.82	6,285.48	4,265.82	2,019.66	2.49%
445	3,407	2,262.09	2,511.10	249.01	10,044.40	6,816.91	3,227.49	3.98%
451	3,481	2,311.22	2,565.64	254.42	10,262.56	6,964.97	3,297.59	4.06%
453	2,132	1,415.55	1,571.37	155.82	6,285.48	4,265.82	2,019.66	2.49%
455	3,608	2,395.54	2,659.24	263.70	10,636.96	7,219.07	3,417.89	4.21%
461	2,382	1,581.54	1,755.63	174.09	7,022.52	4,766.03	2,256.49	2.78%
463	2,484	1,649.26	1,830.81	181.55	7,323.24	4,970.12	2,353.12	2.90%
465	2,387	1,584.86	1,759.32	174.46	7,037.28	4,776.03	2,261.25	2.79%
471	2,382	1,581.54	1,755.63	174.09	7,022.52	4,766.03	2,256.49	2.78%
473	2,484	1,649.26	1,830.81	181.55	7,323.24	4,970.12	2,353.12	2.90%
475	2,387	1,584.86	1,759.32	174.46	7,037.28	4,776.03	2,261.25	2.79%
481	2,559	1,699.06	1,886.09	187.03	7,544.36	5,120.18	2,424.18	2.99%
483	2,654	1,762.13	1,956.11	193.98	7,824.44	5,310.26	2,514.18	3.10%
Totals	85,692		63,158.50		252,634.00	171,457.00	81,177.00	100%

Effective January 1, 2027. Quarterly dues are billed Jan 1, Apr 1, Jul 1 and Oct 1.

Dues are allocated strictly by livable square footage, so every unit's increase is 11.0%.

Totals tie to the 2027 Budget: \$171,457 operating assessments and \$81,177 reserve assessments.