

## Telluride Ski Ranches 2011 Approved Budget

Operating Accounts	2010	Actual through Sept 2010	Estimated Oct - Dec 2010	2010 Estimated Annual	2010 \$ Budget Variance	2011 Budget	\$ Budget Variance
<b>Beginning Balance (Assets-Liabilities)</b>	21,496	29,572		29,572		41,583	
<b>INCOME</b>							
Annual Assessments	109,461	109,461	0	109,461	0	100,000	(9,461)
DRC Plan Review Fees	950	1,400	0	1,400	450	1,500	550
DRC Forfeited Performance Bond	0	0	0	0	0	0	0
Road Impact Fees	2,500	1,683	0	1,683	(817)	2,500	0
Deadfall/Timber Fines	0	2,000	0	2,000	2,000	0	0
Finance Charges	0	1,726	0	1,726	1,726	0	0
Collection Fees		50		50	50		
Interest Operating	300	48	5	53	(247)	50	(250)
<b>TOTAL INCOME</b>	<b>113,211</b>	<b>116,368</b>	<b>5</b>	<b>116,373</b>	<b>3,162</b>	<b>104,050</b>	<b>(9,161)</b>
<b>EXPENSES</b>							
<b>Common Area Maintenance</b>							
Open Space Maintenance	2,000	0	0	0	(2,000)	500	(1,500)
Roadside Tree Clearing	2,500	1,015	700	1,715	(785)	2,000	(500)
Snow Removal	4,000	2,385	500	2,885	(1,115)	4,000	0
Trail Maintenance	2,500	0	0	0	(2,500)	500	(2,000)
Mosquito/Pest Control	4,500	9,798	0	9,798	5,298	10,000	5,500
Noxious Weed Control	3,500	3,162	0	3,162	(338)	3,500	0
<b>Total Common Area Maintenance</b>	<b>19,000</b>	<b>16,360</b>	<b>1,200</b>	<b>17,560</b>	<b>(1,440)</b>	<b>20,500</b>	<b>1,500</b>
<b>Entrance Maintenance</b>							
Entrance Electricity	505	486	130	616	111	700	195
Entrance Irrigation Water	400	318	50	368	(32)	400	0
Landscaping & Irrigation	5,500	2,358	566	2,924	(2,576)	5,000	(500)
General Entrance Repairs & Maintenance	300	130	0	130	(170)	300	0
Christmas Lighting	0	732	0	732	732	500	500
<b>Total Entrance Maintenance</b>	<b>6,705</b>	<b>4,024</b>	<b>746</b>	<b>4,770</b>	<b>(1,935)</b>	<b>6,900</b>	<b>195</b>
<b>Roads</b>							
Road Maintenance & Culvert Clearing	39,470	13,348	5,000	18,348	(21,122)	45,000	5,530
Facilities Management Road Maintenance	358	0	0	0	(358)	0	(358)
Signs	250	17	0	17	(233)	250	0
<b>Total Roads</b>	<b>40,078</b>	<b>13,365</b>	<b>5,000</b>	<b>18,365</b>	<b>(21,713)</b>	<b>45,250</b>	<b>5,172</b>
<b>Facilities Management - General</b>							
Facilities Management - General	10,000	10,565	3,461	14,026	4,026	15,600	5,600
<b>Total Facilities Management - General</b>	<b>10,000</b>	<b>10,565</b>	<b>3,461</b>	<b>14,026</b>	<b>4,026</b>	<b>15,600</b>	<b>5,600</b>
<b>Administration Management</b>							
Administration & Website Manager	15,500	12,807	3,875	16,682	1,182	15,500	0
<b>Total Administration Management</b>	<b>15,500</b>	<b>12,807</b>	<b>3,875</b>	<b>16,682</b>	<b>1,182</b>	<b>15,500</b>	<b>0</b>
<b>Administration</b>							
Member Mailings: 1) Call for Board Nominations, 2) Spring Newsletter/Annual Meeting Notice/Board Election Mail Ballot, 3) Budget Mail Ballot 4) Approved Budget/Winter Newsletter	3,500	1,376	300	1,676	(1,824)	2,000	(1,500)
Supplemental Services (extra meetings, etc)	2,000	416	0	416	(1,584)	500	(1,500)
Long Term File Storage	150	0	0	0	(150)	0	(150)
Office Supplies and Copying	250	230	40	270	20	275	25
Owner Parties/Meetings	2,000	2,381	500	2,881	881	2,500	500
Newsletter Printing	100	179	0	179	79	200	100
Online Voting	1,000	306	500	806	(194)	1,000	0
<b>Total Administration</b>	<b>9,000</b>	<b>4,888</b>	<b>1,340</b>	<b>6,228</b>	<b>(2,772)</b>	<b>6,475</b>	<b>(2,525)</b>
<b>Taxes and Insurance</b>							
Tax Expense	0		0	0	0	0	0
General Liability/Property Insurance	1,308	1,240	0	1,240	(68)	1,500	192
D&O Insurance	2,122	1,667	0	1,667	(455)	1,700	(422)
Umbrella \$4 Million	1,820	1,730	0	1,730	(90)	1,800	(20)

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Total Taxes and Insurance	5,250	4,637	0	4,637	(613)	5,000	(250)
<b>Professional Fees</b>							
Tax Preparation	875	875	0	875	0	875	0
Accounting & Financial	4,500	4,620	1,200	5,820	1,320	6,000	1,500
Legal Fees - General	5,000	1,935	645	2,580	(2,420)	3,000	(2,000)
Legal Fees - Bob Korn	7,500	1,813	0	1,813	(5,687)	0	(7,500)
Surveyor	0	2,325	0	2,325	2,325	0	0
Total Professional Fees	17,875	11,568	1,845	13,413	(4,462)	9,875	(8,000)
<b>DRC</b>							
DRC Management	6,600	4,950	1,650	6,600	0	6,600	0
DRC Step Reviews	1,900	1,950	0	1,950	50	1,950	50
Office Supplies, Postage and Copying	150	111	20	131	(19)	150	0
DRC Legal Fees	2,000	0	0	0	(2,000)	1,000	(1,000)
Total DRC	10,650	7,011	1,670	8,681	(1,969)	9,700	(950)
<b>Deadfall/Timber</b>							
Survey by Outside Contractor	250	0	0	0	(250)	0	(250)
Printing and Mailings	400	0	0	0	(400)	0	(400)
Total Deadfall/Timber	650	0	0	0	(650)	0	(650)
<b>TOTAL EXPENSES</b>	<b>134,708</b>	<b>85,225</b>	<b>19,137</b>	<b>104,362</b>	<b>(30,346)</b>	<b>134,800</b>	<b>92</b>
<b>OPERATING OVERAGE/SHORTFALL</b>	<b>(21,497)</b>	<b>31,143</b>	<b>(19,132)</b>	<b>12,011</b>	<b>33,508</b>	<b>(30,750)</b>	
<b>Ending Balance</b>	<b>0</b>			<b>41,583</b>		<b>10,833</b>	
<b>STARTING RETAINED EARNINGS</b>	<b>21,496</b>			<b>29,572</b>		<b>41,583</b>	
<b>OPERATING OVERAGE/SHORTFALL</b>	<b>(21,497)</b>			<b>12,011</b>		<b>(30,750)</b>	
<b>ENDING RETAINED EARNINGS</b>	<b>0</b>			<b>41,583</b>		<b>10,833</b>	

### ROAD RESERVE CAPITAL FUND

This Road Reserve Fund was established in 2001 and the Association has assessed \$20,000 per year in the past to add to this fund. Due to the increased costs of road maintenance, the Board has increased this special assessment to \$50,000 per year. This fund is intended for long-term road replacement.

ROAD RESERVE CAPITAL FUND	2010	2010 Estimated Annual	2011
<b>Beginning Balance</b>	<b>227,870</b>	<b>227,870</b>	<b>4,892</b>
<b>DEPOSITS</b>			
Road Reserve Assessments	20,000	20,000	50,000
Interest	3,500	1,510	100
Total Deposits	23,500	21,510	50,100
<b>WITHDRAWALS</b>			
2010/2011 Road Work	0	244,488	0
Total Withdrawals	0	244,488	0
<b>OVERAGE/SHORTFALL</b>	<b>23,500</b>	<b>(222,978)</b>	<b>50,100</b>
<b>Ending Balance</b>	<b>251,370</b>	<b>4,892</b>	<b>54,992</b>