

# Lake Front Homeowners Association

Operating Budget 2011

Ratified December 6, 2010

2010 Assessment: \$159

2011 Assessment: \$159

**Reports**  
Cover  
Budget 2011  
Budget Support

Prepared By:

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15400 W 64th Avenue Suite 9E53  
Arvada, CO 80007

Lake Front Homeowners Association  
Budget 2011

3751 W 136th Ave  
Broomfield, CO 80023

Stillwater Community Management  
Arvada, CO 80007

	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan - Dec
<b>Census</b>													
Beginning of month	61	62	62	62	66	66	66	66	66	68	69	69	783
Closings	1	0	0	4	0	0	0	0	2	1	0	0	8
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
4000 · Assessments - Homeowners													
Budget 2011	9,620	9,699	9,699	11,448	9,858	9,858	10,494	10,494	11,289	10,892	10,494	10,812	124,656
Actual 2010	7,473	7,570	7,745	7,950	8,155	8,374	8,427	8,427	8,692	8,904	10,017	9,063	100,797
4050 · Working Capital													
Budget 2011	318	-	-	1,272	-	-	-	-	636	318	-	-	2,544
Actual 2010	318	318	318	-	954	636	-	-	1,272	318	954	-	5,088
4200 · Late Fees													
Budget 2011	5	5	5	5	5	5	5	5	5	5	5	5	60
Actual 2010	84	63	55	84	87	98	100	105	75	10	10	10	781
<b>Total Income</b>													
Budget 2011	9,943	9,704	9,704	12,725	9,863	9,863	10,499	10,499	11,930	11,215	10,499	10,817	127,260
Actual 2010	7,875	7,951	8,118	8,034	9,196	9,108	8,527	8,532	10,039	9,232	10,981	9,073	106,666
<b>Expense</b>													
5020 · Electric Power													
Budget 2011	36	36	36	36	36	36	36	36	36	36	36	36	432
Actual 2010	5	-	69	34	35	34	33	34	35	34	34	26	372
5060 · Fertilization/Weed/Insect													
Budget 2011	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual 2010	-	-	-	233	-	-	-	-	-	-	-	-	233
5080 · General Maintenance													
Budget 2011	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual 2010	-	-	-	-	-	-	-	-	75	-	-	-	75
5120 · Grounds Maintenance													
Budget 2011	-	-	-	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	-	13,300
Actual 2010	-	-	-	1,429	1,429	1,429	1,429	1,429	5,712	1,429	-	-	14,286
5140 · Grounds Repair Sprinklers													
Budget 2011	-	-	-	-	750	750	-	-	-	-	-	-	1,500
Actual 2010	-	-	-	-	-	-	-	-	45	-	-	-	45
5180 · Snow Removal													
Budget 2011	1,418	1,418	1,418	-	-	-	-	-	-	945	945	945	7,089
Actual 2010	315	1,330	2,528	-	-	-	-	-	-	-	1,400	1,400	6,973
5200 · Trash Removal													
Budget 2011	702	713	713	713	759	759	759	759	759	782	794	794	9,005
Actual 2010	482	494	507	520	524	554	553	553	564	572	614	646	6,582

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<b>Census</b>													
Beginning of month	61	62	62	62	66	66	66	66	66	68	69	69	783
Closings	1	0	0	4	0	0	0	0	2	1	0	0	8
<b>5220 · Water/Sewer</b>													
Budget 2011	2,123	2,134	2,139	2,207	3,034	2,800	2,992	3,460	3,476	3,463	2,376	2,376	32,579
Actual 2010	1,826	1,651	1,751	1,672	2,431	2,056	2,401	3,026	2,875	3,387	2,376	2,376	27,827
<b>5260 · Back Flow Testing</b>													
Budget 2011							150						150
Actual 2010	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>5280 · Building Repairs - Plumbing</b>													
Budget 2011													-
Actual 2010	40	-	-	-	-	-	-	-	110	-	-	-	150
<b>5300 · Building Repairs - Structure</b>													
Budget 2011	208	208	208	208	208	208	208	208	208	208	208	208	2,496
Actual 2010	38	-	-	-	175	90	105	-	3,260	-	-	-	3,668
<b>6020 · Administrative</b>													
Budget 2011	11	11	11	11	11	11	11	11	11	11	11	30	151
Actual 2010	5	4	4	19	16	4	15	3	3	8	8	25	116
<b>6040 · Audit Tax</b>													
Budget 2011		150											150
Actual 2010	-	150	-	-	-	-	-	-	-	-	-	-	150
<b>6120 · Insurance</b>													
Budget 2011		-		3,463	1,732	1,732	1,732	1,732	1,732	1,732	1,732	-	15,585
Actual 2010	451	-	-	14,098	-	-	-	-	-	-	-	-	14,549
<b>6160 · Late Fee Processing</b>													
Budget 2011	20	20	20	20	20	20	20	20	20	20	20	20	240
Actual 2010	-	-	-	-	-	-	-	-	10	5	5	15	35
<b>6180 · Legal Fees</b>													
Budget 2011	10	10	10	10	10	10	10	10	10	10	10	10	120
Actual 2010	-	125	(125)	350	(335)	20	-	-	-	-	-	-	35
<b>6240 · Miscellaneous</b>													
Budget 2011	83	83	84	83	83	84	83	83	84	83	83	84	1,000
Actual 2010	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>6280 · Postage and Delivery</b>													
Budget 2011	3	2	3	2	3	2	3	2	3	2	3	2	30
Actual 2010	3	3	1	2	3	2	3	2	2	2	2	7	32
<b>6300 · Property Management</b>													
Budget 2011	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Actual 2010	450	450	450	450	450	450	450	450	450	750	450	450	5,700
<b>6390 · Bank Fees</b>													
Budget 2011	30	15	15	15	15	15	15	15	15	15	15	15	195
Actual 2010	31	27	20	19	19	20	8	21	8	25	25	25	249
<b>6420 · Transfer to Reserve</b>													
Budget 2011	2,460	2,480	2,480	2,560	2,640	2,640	2,640	2,640	2,680	2,740	2,760	2,760	31,480
Actual 2010	2,470	2,470	2,522	2,575	2,575	2,575	2,680	2,733	2,838	3,010	3,080	3,115	32,643

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	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan - Dec
<b>Census</b>													
Beginning of month	61	62	62	62	66	66	66	66	66	68	69	69	783
Closings	1	0	0	4	0	0	0	0	2	1	0	0	8
<b>Total Expense</b>													
Budget 2011	7,853	8,030	7,887	11,978	11,950	11,716	11,308	11,625	11,683	12,697	9,742	8,029	124,502
Actual 2010	6,117	6,704	7,728	21,401	7,322	7,233	7,677	8,251	15,987	9,222	7,995	8,085	113,720
<b>Net Ordinary Income</b>													
Budget 2011	2,089	1,674	1,817	747	(2,087)	(1,853)	(809)	(1,126)	247	(1,482)	757	2,788	2,758
Actual 2010	1,759	1,246	390	(13,367)	1,874	1,875	850	282	(5,948)	10	2,986	988	(7,054)
<b>Other Income (Expense)</b>													
<b>Other Income</b>													
8000 · Transfer from Operating													
Budget 2011	2,460	2,480	2,480	2,560	2,640	2,640	2,640	2,640	2,680	2,740	2,760	2,760	31,480
Actual 2010	2,470	2,470	2,522	2,575	2,575	2,575	2,680	2,733	2,838	2,943	(317)	3,115	29,179
8420 · Interest Reserve Fund													
Budget 2011	15	16	16	17	17	18	19	19	20	21	21	22	221
Actual 2010	5	5	6	6	7	7	8	8	9	8	8	8	86
<b>Total Other Income (Expense)</b>													
Budget 2011	2,475	2,496	2,496	2,577	2,657	2,658	2,659	2,659	2,700	2,761	2,781	2,782	31,701
Actual 2010	2,475	2,475	2,528	2,581	2,582	2,582	2,688	2,741	2,847	2,951	(309)	3,123	29,265
<b>Net Income</b>													
Budget 2011	4,564	4,169	4,313	3,323	570	805	1,849	1,533	2,947	1,278	3,538	5,570	34,460
Actual 2010	4,234	3,721	2,919	(10,785)	4,456	4,457	3,538	3,023	(3,101)	2,961	2,678	4,111	22,211
<b>Operating Fund</b>													
Beginning Balance	14,603	16,471	18,156	20,677	20,856	19,595	17,762	17,144	16,804	16,907	15,254	15,050	14,603
Net Income	2,089	1,674	1,817	747	(2,087)	(1,853)	(809)	(1,126)	247	(1,482)	757	2,788	2,758
Pay 2010 A/P													-
Declarant Contribution													
Accounts Payable Water	(253)	12	5	68	827	(234)	192	468	16	(12)	(1,087)	-	(0)
Prepaid Assessments	32	-	700	(636)	-	254	-	318	(159)	(159)	127	-	477
Ending Balance	16,471	18,156	20,677	20,856	19,595	17,762	17,144	16,804	16,907	15,254	15,050	17,838	17,838
<b>Reserve Fund</b>													
Beginning Balance	59,604	62,079	64,574	67,070	69,647	72,305	74,963	77,621	80,281	82,981	85,742	88,523	59,604
Transfer From Operating	2,460	2,480	2,480	2,560	2,640	2,640	2,640	2,640	2,680	2,740	2,760	2,760	31,480
Interest at 0.30%	15	16	16	17	17	18	19	19	20	21	21	22	221
Ending Balance	62,079	64,574	67,070	69,647	72,305	74,963	77,621	80,281	82,981	85,742	88,523	91,305	91,305

# Lake Front Homeowners Association Budget 2011 - Supporting Data

3751 W 136th Ave  
Broomfield, CO 80023

Stillwater Community Management  
Arvada, CO 80007

**Census**

	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan - Dec
Census													
Beginning of month	47	47	48	49	49	52	53	53	53	54	58	61	
Closings	0	0	1	1	0	3	1	0	0	1	3	0	10
Assessment										8,904	10,017	9,063	27,984
Working capital										318	954	-	1,272
Trash										572	614	646	1,832
													-

	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan - Dec
Census													
Beginning of month	61	62	62	62	66	66	66	66	66	68	69	69	783
Closings	1	0	0	4	0	0	0	0	2	1	0	0	8

**Landscape Contracts**

	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan - Dec 10
DLC				1,716	1,716	1,716	1,716	1,716	1,716	1,714			12,010
NuStyle				1,900	1,900	1,900	1,900	1,900	1,900	1,900			13,300

**Water & Sewer**

2010 Bills	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan - Dec 10
3751 O-1 W 136th Ave Bld O-1 M	163.76	144.16	141.36	166.40	183.20	160.80	169.20	200.00	183.20				
3751 P W 136th Ave Bld P-1	134.38	125.98	123.18	123.70	132.10	132.10	134.90	140.50	129.30				
3751 A W 136th Ave Bld A-1 M	126.32	129.12	143.12	135.04	179.84	126.64	146.24	193.84	177.04				
3751 M-1 W 136th Ave	109.00	106.20	109.00	114.60	117.40	100.60	109.00	117.40	117.40				
3751 Q-1 W 136th Ave	88.70	83.10	83.10	83.10	85.90	77.50	77.50	85.90	77.50				
3751 M S-1 136th Ave	121.44	118.64	121.44	122.80	150.80	128.40	131.20	159.20	134.00				
3751 R W 136th Ave Bld R-1	116.58	130.58	164.18	209.70	128.50	111.70	106.10	122.90	114.50				
3751 T W 136th Ave Bldg T	195.17	175.57	169.97	144.73	144.73	136.33	141.93	147.53	136.33				
3751 Bldg V W 136th Ave M V-1	152.88	141.68	144.48	112.84	121.24	118.44	118.44	124.04	115.64				
3751 U W 136th Ave Bldg U	175.70	161.70	164.50	128.78	137.18	137.18	137.18	137.18	128.78				
3751 G W 136th Ave Bldg G	155.89	155.89	153.09	120.93	126.53	126.53	120.93	126.53	120.93				
3751 Bldg J W 136th Ave	114.51	99.26	104.86	79.26	82.06	82.06	82.06	84.86	84.86				
3751 Bldg N W 136th Ave B		37.93	82.7	83.76	89.36	83.76	86.56	92.16	86.56				
3751 W 136th Ave F1							126.74	144.48	136.08				
3751 Bldg N W 136th Ave B	125.04												
Subtotal Domestic	<u>1,779.37</u>	<u>1,609.81</u>	<u>1,704.98</u>	<u>1,625.64</u>	<u>1,678.84</u>	<u>1,522.04</u>	<u>1,687.98</u>	<u>1,876.52</u>	<u>1,742.12</u>	<u>2,312.56</u>	<u>2,329.44</u>	<u>2,329.44</u>	22,198.74
Irrigation													
3752 1/2 W 136th Ave 1/2	46.37	41.37	46.37	46.37	751.97	533.57	712.77	1,149.57	1,132.77	1,073.97	46.37	46.37	5,627.84
													-
Total	<u>1,825.74</u>	<u>1,651.18</u>	<u>1,751.35</u>	<u>1,672.01</u>	<u>2,430.81</u>	<u>2,055.61</u>	<u>2,400.75</u>	<u>3,026.09</u>	<u>2,874.89</u>	<u>3,386.53</u>	<u>2,375.81</u>	<u>2,375.81</u>	<u>27,826.58</u>
Domestic \$/unit/month	37.86	34.25	35.15	32.84	34.26	28.45	31.55	35.41	32.87	33.76	33.76	33.76	

\$33.76/unit-month

**2011 Budget**

	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan - Dec 10
Domestic	2,076	2,093	2,093	2,161	2,228	2,228	2,228	2,228	2,262	2,313	2,329	2,329	26,569
3752 1/2 W 136th Ave 1/2	46	41	46	46	806	572	764	1,232	1,214	1,151	46	46	6,010
	<u>2,123</u>	<u>2,134</u>	<u>2,139</u>	<u>2,207</u>	<u>3,034</u>	<u>2,800</u>	<u>2,992</u>	<u>3,460</u>	<u>3,476</u>	<u>3,463</u>	<u>2,376</u>	<u>2,376</u>	<u>32,579</u>