

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING AGENDA

ZOOM CONFERENCE CALL

June 27, 2020 @ 10:00 AM

- 1) Call to Order
- 2) Introductions/Verification of Quorum
- 3) Approval of June 15, 2019 Annual Meeting Minutes
- 4) Treasurer's Report
 - a) 2019 Financial Statements
 - b) 2020 Proposed Operating Budget
- 5) Committee Reports
 - a) Trail, Pond, River Report
 - i) Pond – New keys and policy
 - ii) Trail – New policy
 - b) Architectural Control Committee
 - c) Septic System Inspections – A & A Septic
 - d) Web Page
- 6) Current Business
 - a) Covenant Violations
 - b) Slash Chipping
- 7) New Business
- 8) Election of Directors – 2 seats for election. 3 Year Terms.
- 9) Determine the Date of the Next Annual Meeting.
- 10) Adjourn

Homeowner Directory

Exported On: 06/09/2020 11:56 AM

Properties: Sunset Ridge Property Owners Association, Inc. - P.O. Box 416 Tabernash, CO 80478

Homeowner Status: Current

Homeowners: Active

Unit	Homeowner	Homeowner Address
Blk T-C Lot 1	Timothy Clement	6052 Chester Street Denver, CO 80238
Blk T-C Lot 2	Lorrie & Mark Redman	32889 Inverness Drive Evergreen, CO 80439
Blk T-C Lot 3	Andra & John Homans	814 Lafayette Street Denver, CO 80218
Blk T-C Lot 4	Karen & Kerry Turnquist	4933 Crimson Star Drive Broomfield, CO 80023
Blk T-E Lot 1	Wendy Hession & Leigh Wilbanks	PO Box 235 Tabernash, CO 80478
Blk T-E Lot 2	Mollie & Charles Siebert	P.O. Box 2141 Fraser, CO 80442
Blk T-E Lot 3	Heidi & John Fick	2150 Tabor Place Lakewood, CO 80215
Blk T-E Lot 4	Karen & Mark Dawson	2574 S. Harrington Lane Lakewood, CO 80227
Blk 1 Lot 1	Matthew & Sara Nawrocki	5375 S. Florence Court Greenwood Village, CO 80111
Blk 1 Lot 10	Igor Guziur	P.O. Box 2172 Winter Park, CO 80482
Blk 1 Lot 11	Steven Richardson	350 18th Street Golden, CO 80401
Blk 1 Lot 12	Ann & Lorence Wheeler	P.O. Box 577 Fraser, CO 80442
Blk 1 Lot 13	Daniel Mitchell & Mark K. Vidmar	829 N. Sheridan Avenue Colorado Springs, CO 80909
Blk 1 Lot 14	Margaret Miller	5527 Ariel Street Houston, TX 77096
Blk 1 Lot 15	Ryan Howell & Ashley Schmidt	4720 W. 30th Avenue Denver, CO 80212
Blk 1 Lot 16	Martha & Ronald Berge	7178 S. Grape Lane Centennial, CO 80122
Blk 1 Lot 17	Joseph Mika	P.O. Box 195 Tabernash, CO 80478
Blk 1 Lot 18	Jon & Peg Schallert	P.O. Box 2254 Fraser, CO 80442-2254
Blk 1 Lot 19	Sherrie McMinn Miller	9629 Golden Eagle Place Highlands, CO 80129-6402
Blk 1 Lot 2	Roger & Sue Kilgore	2963 Ash Street Denver, CO 80207
Blk 1 Lot 20	Charles & Janice Wickland	30696 Whiteface Court Evergreen, CO 80439

Unit	Homeowner	Homeowner Address
Blk 1 Lot 3	John & Karen Childs	2644 Marston Heights Colorado Springs, CO 80920
Blk 1 Lot 4	Byron Hughes	P.O. Box 184 Tabernash, CO 80478
Blk 1 Lot 5	Florence & Jeffrey Cole	1187 Ravenwood Road Boulder, CO 80303
Blk 1 Lot 6	Christine & Christopher Corzine	1220 Kennedy Avenue Louisville, CO 80027-1071
Blk 1 Lot 7	Kelley Glancey	PO Box 1312 Winter Park, CO 80482
Blk 1 Lot 8	Tricia Enebo & Leroy & Patricia Fanning	Po Box 702 Tabernash, CO 80478
Blk 1 Lot 9	Ella & Russell Knight	P.O. Box 386 Tabernash, CO 80478
Blk 2 Lot 1	Susan & Thomas Rogan, John & Thomas Simonton	9818 E. Ida Circle Greenwood Village, CO 80111
Blk 2 Lot 10	David & Tricia Diehl	5962 Snowy Plover Court Fort Collins, CO 80528
Blk 2 Lot 11	James Bailey & Terri Dresch	622 Emerson Street NW Washington, DC 20011
Blk 2 Lot 12	Barbara & Duane Gritzmaker	14525 Latrobe Drive Colorado Springs, CO 80921
Blk 2 Lot 13	Diana Tanner	1580 Findlay Way Boulder, CO 80305
Blk 2 Lot 14	Chester & Debra Luby	6845 W. 11th Avenue Lakewood, CO 80214
Blk 2 Lot 15	Howard Pollack	956 Olive Street Denver, CO 80220
Blk 2 Lot 16	David & Jennifer Huddle, John & Michelle Schweer	1629 Thistle Ridge Road Highlands Ranch, CO 80126-2824
Blk 2 Lot 17	Jeffrey Cava	P.O. Box 1920 Winter Park, CO 80482
Blk 2 Lot 18	Jeffrey Cava	PO Box 1920 Winter Park, CO 80482
Blk 2 Lot 19	Jay & Marion Mellies	P.O. Box 53 Clay Center, KS 67432-0053
Blk 2 Lot 2	John & Stephanie Niedzwiecki	P.O. Box 1782 Fraser, CO 80442
Blk 2 Lot 20	Josh & Julie Marks	905 Saint Andrews Lane Louisville, CO 80027
Blk 2 Lot 21	Hans Tammeling & Michele Wilson	20032 Fountain Chapel Hill, NC 27517
Blk 2 Lot 3	Robert & Donna Barnes	P.O. Box 598 Fraser, CO 80442
Blk 2 Lot 4	Kent Hughes	P.O. Box 364 Fraser, CO 80442
Blk 2 Lot 5	Laurie & Michael Mason	P.O. Box 171 80442, CO 80442
Blk 2 Lot 6	Mark & Janene Johnson	P.O. Box 3085 Winter Park, CO 80482
Blk 2 Lot 7	Peter Blecich	P.O. Box 1523 Fraser, CO 80442-1523
Blk 2 Lot 8	Susan Cahill & Austin DeGarmo	P.O. Box 1172 Fraser, CO 80442
Blk 2 Lot 9	Kenneth Saller	4300 Pearlgate Court Ft. Collins, CO 80526

Unit	Homeowner	Homeowner Address
Blk 3 Lot 1	Corrigan, Hochheimer, & Wax	103 Hilton Avenue Catonsville, MD 21228
Blk 3 Lot 10	John & Laura Hicks	8171 E. 156th Court Thornton, CO 80602
Blk 3 Lot 2	Garrett & Jennifer Tibbetts	P.O. Box 1381 Granby, CO 80446
Blk 3 Lot 3	Lori & Stephen O'Flaherty	301 Harrison Street Unit 106 Denver, CO 80206-4581
Blk 3 Lot 4	Michael Vanderwoud	3645 Haven Ave. #4104 Menlo Park, CA 94025-1840
Blk 3 Lot 5	Anthony & Nancy Simone	P.O. Box 3143 Winter Park, CO 80482
Blk 3 Lot 6	Donald & Edith Schleicher	3827 26th Street Boulder, CO 80304
Blk 3 Lot 7	Dave & Dorothy Penny	P.O. Box 2424 Fraser, CO 80442
Blk 3 Lot 8	Pamela & Roger Hanson	P.O.Box 158 Fraser, CO 80442
Blk 3 Lot 9	Julia & Roy Ames	207 Oriente St. Daly City, CA 94014
Blk 4 Lot 1	Kimberly & Mark Hanna	P.O. Box 823 Winter Park, CO 80482
Blk 4 Lot 10	Karen & Mark Dawson	2574 S . Harrington Lane Lakewood, CO 80227
Blk 4 Lot 2	Donald & Vicki Gaitros	1101 Woodcock Waco, TX 76706
Blk 4 Lot 3	Blair & Rachel Kilgallen	P.O. Box 3099 Winter Park, CO 80482
Blk 4 Lot 4	Ruth Meyer	4840 Thunderbird Drive Apartment 191 Boulder, CO 80303
Blk 4 Lot 5	Nancy Chang	5830 S. Franklin Court Greenwood Village, CO 80121
Blk 4 Lot 6	Stanley Loftness	1250 Green Meadow Lane Greenwood Villa, CO 80121
Blk 4 Lot 7	Dewi & Timothy Feaver	1304 Caledonia Circle Louisville, CO 80027
Blk 4 Lot 8	Bridget & Jeffrey Johnston	P.O. Box 29 Granby, CO 80446
Blk 4 Lot 9	Karen & Mark Dawson	2574 S. Harrington Lane Lakewood, CO 80227
Blk 5 Lot 1	Dorothy Hendricks	P.O. Box 1419 Fraser, CO 80442
Blk 5 Lot 10	Allison & Donald Maurais	P.O. Box 783 Winter Park, CO 80482
Blk 5 Lot 11	Kimberly Britt	3131 Marlin Drive Longmont, CO 80503
Blk 5 Lot 12	Ronald & Sharron Knutson	1011 Rose Circle College Station, TX 77840
Blk 5 Lot 13	Brooke & William Leer	5441 Preserve Parkway S. Greenwood Village, CO 80121
Blk 5 Lot 2	David & Maura McKnight	P.O. Box 306 Tabernash, CO 80478
Blk 5 Lot 3	Bradley & Kristy Albrechtsen, Jessica & Joshua Jackstein	3392 E. Euclid Avenue Centennial, CO 80121
Blk 5 Lot 4	Diane & Michael Hawkins	11604 E. George Franklyn Drive Independence, CO 64055

Unit	Homeowner	Homeowner Address
Blk 5 Lot 5	Kaylyn & Paul Krummen	5410 S. Cottonwood Court Greenwood Village, CO 80121
Blk 5 Lot 6	Grace Miyazaki	567 Boulder River Drive O'Fallon, MO 63366
Blk 5 Lot 7	Grace Miyazaki	567 Boulder River Drive O'Fallon, MO 63366
Blk 5 Lot 8	Mark Earnest	8594 E. 28th Avenue Denver, CO 80238
Blk 5 Lot 9	Lon Dillman	16888 Weber Way Mead, CO 80542
Blk 6 Lot 1	Carol & Richard Waller	6600 E. Dorado Avenue Greenwood Village, CO 80111
Blk 6 Lot 10	Allen Nordin	P.O.Box 822 Fraser, CO 80442-0822
Blk 6 Lot 11	Maureen & Robert Keller	2221 S. Adams Street Denver, CO 80210
Blk 6 Lot 12	Kimberley Jensen	P.O. Box 1553 Fraser, CO 80442
Blk 6 Lot 13	Janet & Robert Hughes	3016 6th Street Boulder, CO 80304
Blk 6 Lot 14	John Riddell	P.O. Box 742 Tabernash, CO 80478
Blk 6 Lot 15	Gwendolyn, Steve, & William Hurd	1305 Knollwood Way highlands Ranch, CO 80126
Blk 6 Lot 16	Erin & Joe Hornsetin	1720 S. Bellaire Street Suite 701 Denver, CO 80222
Blk 6 Lot 17	Glen & Melanie Kercher	1310 W. Parmer lane #1902 Austin, TX 78727
Blk 6 Lot 18	James & Mary Abbott	8616 Holman Circle Arvada, CO 80005
Blk 6 Lot 19	Lisa & Stephen Waldorf	P.O. Box 1552 Winter Park, CO 80482
Blk 6 Lot 2	Martin Blaser	542 Locust Point Road Rumson, NJ 07760
Blk 6 Lot 20	Kaycie & Sherwin Artus	2429 Bitterroot Ln. Golden, CO 80401
Blk 6 Lot 21	Bret & Cynthia Clement	2675 Taft Court Lakewood, CO 80215
Blk 6 Lot 22	Christopher, Kristy, Samantha, & Timothy Jenkins	9688 Sunset Hill Circle Lone Tree, CO 80124
Blk 6 Lot 23	John & Nicole Pena	9731 Palacios Court Houston, TX 77064
Blk 6 Lot 24	Daniel & Jana Weinberger	406 Timber Lane Boulder, CO 80304
Blk 6 Lot 25	Charlene & Russell Morgan	1909 Lake Shore Drive Columbus, OH 43204
Blk 6 Lot 26	Dona Brown	92 Fairway Lane Littleton, CO 80123
Blk 6 Lot 3	Donna & James Motz	17885 Collins Avenue #4105 Sunny Isles Beach, FL 33160
Blk 6 Lot 4	Donna & James Motz	17885 Collins Avenue #4105 Sunny Isles Beach, FL 33160
Blk 6 Lot 5	Jan & Lois Hodne	403 W. Easter Avenue Littleton, CO 80120
Blk 6 Lot 6	Leslie & Richard Pedersen	11981 W. 67th Avenue Arvada, CO 80004

Unit	Homeowner	Homeowner Address
Blk 6 Lot 7	Gary & Margaret Baxter	435 Snapfinger Drive Athens, GA 30605
Blk 6 Lot 8	Jay & Lorraine Oyer	3803 Broadlands Lane Broomfield, CO 80023
Blk 6 Lot 9	Sarah & William Steinmiller	P.O. Box 1573 Winter Park, CO 80482
Blk 7 Lot 1	Mark & Martha Limber	1353 Wildwood Court Boulder, CO 80305
Blk 7 Lot 2	Nicole & Scott Silver	2910 10th Street Boulder, CO 80304
Blk 7 Lot 3	Nicole & Scott Silver	2910 10th Street #F Boulder, CO 80304
Blk 7 Lot 4	Mary O'Donnell	P.O. Box 640 Fraser, CO 80442
Blk 7 Lot 5	Kathleen & Lawrence Levy	653 Fillmore Street Denver, CO 80206
Blk 7 Lot 6	Peter Edwards	PO Box 263 Fraser, CO 80442
Blk 7 Lot 7	Alfred Harrison & Ingrid Lenz	1410 Shoreline Drive Wayzetta, MN 55391
Blk 8 Lot 1	Douglas & Helen Nychka	2705 Vassar Drive Boulder, CO 80305
Blk 8 Lot 2	Steven Prothero	P.O. Box 1451 Fraser, CO 80442
Blk 8 Lot 3	Ann, Matthew, & Richard Stenberg	710 Colonial Avenue Norfolk, VA 23507
Blk 8 Lot 4	Richard Stenberg	710 Colonial Avenue Norfolk, VA 23507
Blk 8 Lot 5	Dustan & Jeri Hellwig	1420 Burgundy Court Monument, CO 80132
Blk 8 Lot 6	John & Linda Lyle	P.O. Box 1653 Fraser, CO 80442
Tract F	Robert Schuessler & Cheryl Turner	P.O. Box 3130 Winter Park, CO 80482
Tract G	Mark & Martha Limber	1353 Wildwood Court Boulder, CO 80305

Sunset Ridge Property Owners Association

*FOR THOSE NOT ATTENDING THE 2020 Annual Homeowners Meeting ON June 27, 2020
AND WITH FULL PRIVILAGES AS STATED IN THE BYLAWS:*

PROXY

KNOWN BY ALL MEN BY THESE PRESENTS THAT I (WE), the undersigned, being a homeowner in good standing of *Sunset Ridge* Property Owners Association, in Tabernash, Colorado, in accordance with the Bylaws approved by the Association, do hereby constitute and appoint the Board of Directors, OR _____ being also a board member and Owner of Record in the *Sunset Ridge* Property Owners Association, to vote upon issues to be brought to the meeting of the Association, to be held **Saturday, June 27, 2020** at 10:00 A.M. ZOOM Conference Call.

IN WITNESS WHEREOF, I (WE) have hereunto set our hand(s)
This _____ day of _____, 2020

Unit # _____

PRINT

Signature:

X _____

X _____

Witness:

Name: _____ Unit: _____

Beaver Village Management, LLC
P.O. Box 21
Winter Park, CO 80482

Email: owners@bvmlc.com

Fax: (970) 726-5982

Text: +1(213) 814-4622

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

June 15, 2019

Call to Order at East Grand Fire Station in Fraser at 10 am.

Introductions –quorum of 73 voters present including signed proxies.

Approval of June 16, 2018 Annual Meeting Minutes – Motion to approve by Dave Warren and seconded by Stan Loftness; unanimous approval by those present.

Road Improvement Committee Report by Lori Wheeler – Described the process that the committee had used to determine what the majority of Owners want to do to improve the condition of the roads in Sunset Ridge. He discussed the two surveys that were sent to Owners, resulting in a majority of Owners supporting paving the subdivision roads with Hot-Mix Asphalt. Lorie discussed the anticipated costs, the schedule and the County requirements for forming a Public Improvement District for paving the roads. Lisa Waldorf presented recent real estate data comparing sale of properties in subdivisions with and without paved roads. Q & A and discussion with attendees followed.

Beaver Village Management (BVM) Report by Anna Penell - Presented an overview of BVM management duties, i.e. check on reported violations, respond to owner requests from the owner portals, track income and expenses as requested by the POA Board. BVM offices are moving to the Winter Park Station building and can be contacted at BVMLLC.org or through the sunsetridgepoa.org website.

Treasurer's Report by Anna Pennell ----- Reviewed the 2018 Financial statements including Profit and Loss sheets projected on white board and answered questions. Motion to approve the 2018 Financial Report by Stan Loftness and seconded by Don Schleicher, with unanimous approval by attendees. The 2018 Financial Report will be posted on the Sunset Ridge website.

Trail, Pond, River Report by Mike Mason – New fire hydrant has been installed at the pond and trout are scheduled to be delivered in June. River bank improvements have been completed and a new lock will be installed on the pond gate. Information will be forthcoming on how owners may obtain a new key. Fishing is allowed from the pond banks only, not in the river, and guests must be accompanied by an owner. No boating or swimming in pond is allowed. Trail rules include: Stay on groomed winter trails and do not enter Devil's Thumb Resort or private owner's properties. No bicycling is allowed on trails due to accelerated erosion. POA insurance only covers cross-country skiing, walking or snow-shoeing; no downhill skiing or sledding. The Board was requested to research insurance costs if additional activities were allowed. New trail signage is being considered. Contact Mike Mason or board to volunteer to develop new signage or to help mitigate erosion on trails.

Architectural Control Committee (ACC) Report by Bill Steinmiller and Anna Pennell – Submit plans and review requests to BVM and they will be reviewed for compliance with Policies and Procedures available on the website. BVM will assist the ACC, currently comprised of Bill Steinmiller and Mike Mason. Interested volunteers are being recruited to assist the ACC.

Septic System Inspections – Bill reported that the board is currently working with the County to determine whether the inspections need to be conducted annually, rather than biannually as done previously, to comply with state requirements. Modern designed systems have not been inspected yet due to insufficient procedural information. Inspection reports need to be requested by the property owner as stated on the invoices. Several attendees requested advance notice from the inspecting company. A board representative will coordinate with the septic inspection company to improve communications with property owners. Volunteers are requested to assist with this effort.

Website – Martha Baird and Ashley Howe have volunteered to manage the Sunset Ridge website. Contact any Board member to suggest items of interest that you would like to have included on Sunset Ridge web site.

New Business –

Violations – Call BVM (970)726-9401, use personal portal or mark@bvmlc.com

Slash Chipping – June 24 and Sept. TBD, 2019

Fire Mitigation Committee – A Fire Mitigation Committee was formed and has been working on and with Sunset Ridge Estates Fire Mitigation Committee on a number of issues in that affect both subdivisions.

Fire Hydrant A The Pond – A \$20,000.00 grant was received from the East Grand Fire District Board to replaced the draft fire hydrant at the pond with a Mountain Speck Fire Hydrant.

Cistern – Sunset Ridge and Sunset Ridge Estates have entered into a cost-sharing formal agreement to installation of 30,000 gallon potable water Fire Cistern on Sunset Ridge property on CR8300. The committee is investigate additional grant funding sources to help pay for the estimated \$150,000 project. The contributions and expenses are being tracked as a separate project budget line item.

Second Means Of Ingress/Egress To The Subdivisions - The Committees are working with the East Grand Fire District to establish a second means of ingress/egress to the subdivisions as future planning for development along the borders of the subdivisions take place.

Firewise Community - The Committees are also working toward becoming a designated Firewise Community.

Internet – High speed internet cable has been installed to the Century Link to the switch box at the entrance to Sunset Ridge.

Election of POA Board of Directors conducted by BVM –David McKnight, Don Maurais and John Niedzwiecki were elected to the Board of Directors for three year terms.

Blair Kilgallen requested that Sunset Ridge POA consider becoming a Neighborhood Watch Community. Interested volunteers are requested to contact BVM or the Board to form a committee.

Clean-Up Day – Scheduled Sunday June 16, 2019 at 10 am. At CR8300 Entrance

Adjourn – To the Wheelers for Potluck Lunch, 135 CR 8300

Respectfully submitted,
Pamela Hanson, SSR POA Board Secretary

Balance Sheet

Portfolios: Sunset Ridge Property Owners Association, Inc.

As of: 12/31/2019

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
Operating Accounts		
1040	Operating Cash	14,279.57
Total Operating Accounts		14,279.57
Reserve Accounts		
1110	MMDA	254,166.08
Total Reserve Accounts		254,166.08
Total Cash		268,445.65
1200	Accounts Receivable	118.12
Fixed Assets		
1305	Pond Property	82,200.00
1310	Tract A Filing 1	15,000.00
1315	Tract E Filing 1	3,000.00
Tract E Filing 3		
1325	Tract E Filing 3 - Lot A	15,000.00
Total Tract E Filing 3		15,000.00
Total Fixed Assets		115,200.00
TOTAL ASSETS		383,763.77
LIABILITIES & CAPITAL		
Liabilities		
Current Liabilities		
2020	Accounts Payable	3,576.80
2030	Assessments Received in Advance	200.00
Total Current Liabilities		3,776.80
Total Liabilities		3,776.80
Capital		
2750	Operating Fund Balance	53,395.75
2775	Cistern Reserve Fund	-6,029.31
Capital Replacement Fund		
2801	Capital Replacement Fund	325,777.67
Total Capital Replacement Fund		325,777.67
Calculated Retained Earnings		6,842.86
Total Capital		379,986.97
TOTAL LIABILITIES & CAPITAL		383,763.77

Annual Budget - Comparative

Portfolios: Sunset Ridge Property Owners Association, Inc. - Consolidated

As of: Dec 2019

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
Income					
3000	Owner Assessments				
3005	Owner Assessments	24,200.00	24,600.00	-400.00	-1.63%
3040	Finance Charge	173.76	0.00	173.76	0.00%
3045	Interest Income	1,101.44	1,000.00	101.44	10.14%
3060	Other Income	0.00	500.00	-500.00	-100.00%
3065	Violation Fine	100.00	0.00	100.00	0.00%
	Total Owner Assessments	25,575.20	26,100.00	-524.80	-2.01%
	Total Operating Income	25,575.20	26,100.00	-524.80	-2.01%
Expense					
6000	Professional Expenses				
6005	Property Management Fee	1,312.50	1,500.00	187.50	12.50%
6015	Administration	2,005.22	1,200.00	-805.22	-67.10%
6020	Bank Charges	10.00	0.00	-10.00	0.00%
6025	Legal Fees	2,253.75	5,000.00	2,746.25	54.93%
6030	Accounting Fees	345.00	500.00	155.00	31.00%
6045	Meeting Expense	80.00	200.00	120.00	60.00%
6060	Property Taxes, Licenses & Fees	0.00	1,650.00	1,650.00	100.00%
	Total Professional Expenses	6,006.47	10,050.00	4,043.53	40.23%
6100	Insurance & Utilities				
6105	Insurance	2,869.00	3,275.00	406.00	12.40%
	Total Insurance & Utilities	2,869.00	3,275.00	406.00	12.40%
6200	Repairs and Maintenance				
6226	Fire Mitigation	0.00	2,500.00	2,500.00	100.00%
	Total Repairs and Maintenance	0.00	2,500.00	2,500.00	100.00%
6400	Pond & Trail Expenses				
6405	Trail Maintenance	223.34	1,000.00	776.66	77.67%
6406	Trail Equipment	4,452.58	0.00	-4,452.58	0.00%
6410	Pond Maintenance	1,840.95	1,000.00	-840.95	-84.10%
6415	Fish	2,000.00	1,200.00	-800.00	-66.67%
6420	Fire Hydrant Expense	1,340.00	0.00	-1,340.00	0.00%
	Total Pond & Trail Expenses	9,856.87	3,200.00	-6,656.87	-208.03%
	Total Operating Expense	18,732.34	19,025.00	292.66	1.54%
	Total Operating Income	25,575.20	26,100.00	-524.80	-2.01%
	Total Operating Expense	18,732.34	19,025.00	292.66	1.54%
	NOI - Net Operating Income	6,842.86	7,075.00	-232.14	-3.28%

Annual Budget - Comparative

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
Other Income					
3070	Cistern Income	129,029.31	37,000.00	92,029.31	248.73%
Total Other Income		129,029.31	37,000.00	92,029.31	248.73%
Other Expense					
6800 Cistern Project					
6805	Cistern Capital Expenditure	125,818.00	40,902.80	-84,915.20	-207.60%
6810	Cistern Legal Expenses	2,124.41	3,000.00	875.59	29.19%
6815	Cistern Operating Maintenance	1,086.90	1,000.00	-86.90	-8.69%
Total Cistern Project		129,029.31	44,902.80	-84,126.51	-187.35%
Total Other Expense		129,029.31	44,902.80	-84,126.51	-187.35%
Net Other Income		0.00	-7,902.80	7,902.80	100.00%
Total Income		154,604.51	63,100.00	91,504.51	145.02%
Total Expense		147,761.65	63,927.80	-83,833.85	-131.14%
Net Income		6,842.86	-827.80	7,670.66	926.63%

Annual Budget - Comparative

Properties: Sunset Ridge Property Owners Association, Inc. - Operating

As of: Dec 2019

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
Income					
3000	Owner Assessments				
3005	Owner Assessments	24,200.00	24,600.00	-400.00	-1.63%
3040	Finance Charge	173.76	0.00	173.76	0.00%
3045	Interest Income	1,101.44	1,000.00	101.44	10.14%
3060	Other Income	0.00	500.00	-500.00	-100.00%
3065	Violation Fine	100.00	0.00	100.00	0.00%
	Total Owner Assessments	25,575.20	26,100.00	-524.80	-2.01%
	Total Operating Income	25,575.20	26,100.00	-524.80	-2.01%
Expense					
6000	Professional Expenses				
6005	Property Management Fee	1,312.50	1,500.00	187.50	12.50%
6015	Administration	2,005.22	1,200.00	-805.22	-67.10%
6020	Bank Charges	10.00	0.00	-10.00	0.00%
6025	Legal Fees	2,253.75	5,000.00	2,746.25	54.93%
6030	Accounting Fees	345.00	500.00	155.00	31.00%
6045	Meeting Expense	80.00	200.00	120.00	60.00%
6060	Property Taxes, Licenses & Fees	0.00	1,650.00	1,650.00	100.00%
	Total Professional Expenses	6,006.47	10,050.00	4,043.53	40.23%
6100	Insurance & Utilities				
6105	Insurance	2,869.00	3,275.00	406.00	12.40%
	Total Insurance & Utilities	2,869.00	3,275.00	406.00	12.40%
6200	Repairs and Maintenance				
6226	Fire Mitigation	0.00	2,500.00	2,500.00	100.00%
	Total Repairs and Maintenance	0.00	2,500.00	2,500.00	100.00%
6400	Pond & Trail Expenses				
6405	Trail Maintenance	223.34	1,000.00	776.66	77.67%
6406	Trail Equipment	4,452.58	0.00	-4,452.58	0.00%
6410	Pond Maintenance	1,840.95	1,000.00	-840.95	-84.10%
6415	Fish	2,000.00	1,200.00	-800.00	-66.67%
6420	Fire Hydrant Expense	1,340.00	0.00	-1,340.00	0.00%
	Total Pond & Trail Expenses	9,856.87	3,200.00	-6,656.87	-208.03%
	Total Operating Expense	18,732.34	19,025.00	292.66	1.54%
	Total Operating Income	25,575.20	26,100.00	-524.80	-2.01%
	Total Operating Expense	18,732.34	19,025.00	292.66	1.54%
	NOI - Net Operating Income	6,842.86	7,075.00	-232.14	-3.28%
	Total Income	25,575.20	26,100.00	-524.80	-2.01%

Annual Budget - Comparative

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
	Total Expense	18,732.34	19,025.00	292.66	1.54%
	Net Income	6,842.86	7,075.00	-232.14	-3.28%

Annual Budget - Comparative

Properties: Sunset Ridge Cistern - P.O. Box 416 Tabernash, CO 80478

As of: Dec 2019

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
Other Income					
3070	Cistern Income	129,029.31	37,000.00	92,029.31	248.73%
Total Other Income		129,029.31	37,000.00	92,029.31	248.73%
Other Expense					
6800	Cistern Project				
6805	Cistern Capital Expenditure	125,818.00	40,902.80	-84,915.20	-207.60%
6810	Cistern Legal Expenses	2,124.41	3,000.00	875.59	29.19%
6815	Cistern Operating Maintenance	1,086.90	1,000.00	-86.90	-8.69%
Total Cistern Project		129,029.31	44,902.80	-84,126.51	-187.35%
Total Other Expense		129,029.31	44,902.80	-84,126.51	-187.35%
Net Other Income		0.00	-7,902.80	7,902.80	100.00%
Total Income		129,029.31	37,000.00	92,029.31	248.73%
Total Expense		129,029.31	44,902.80	-84,126.51	-187.35%
Net Income		0.00	-7,902.80	7,902.80	100.00%

2020 Operating Budget

Portfolios: Sunset Ridge Property Owner's Association

YTD As of: December 31st, 2019

Account Name	2019 Budget	2020 Budget	Budget Variance	YTD Actual	Budget Variance
Income					
3000 Owner Assessments					
3005 Owner Assessments	24,600.00	24,600.00	0.00	24,200.00	400.00
3040 Finance Charge	0.00	0.00	0.00	173.76	-173.76
3045 Interest Income	1,000.00	1,000.00	0.00	1,101.44	-101.44
3060 Other Income	500.00	500.00	0.00	100.00	400.00
Total Owner Assessments	26,100.00	26,100.00	0.00	25,575.20	524.80
3100 Other Revenue					
3125 Cistern Income	37,000.00	0.00	-37,000.00	129,029.31	-129,029.31
Total Other Revenue	37,000.00	0.00	-37,000.00	129,029.31	-129,029.31
Total Operating Income	63,100.00	26,100.00	-37,000.00	154,604.51	-128,504.51
Expense					
6000 Professional Expenses					
6005 Property Management Fee	1,500.00	1,500.00	0.00	1,312.50	187.50
6015 Administration	1,200.00	2,000.00	800.00	2,005.22	-5.22
6020 Bank Charges	0.00	0.00	0.00	10.00	-10.00
6025 Legal Fees	5,000.00	7,500.00	2,500.00	2,253.75	5,246.25
6030 Accounting Fees	500.00	500.00	0.00	345.00	155.00
6045 Meeting Expense	200.00	200.00	0.00	80.00	120.00
6060 Property Taxes, Licenses & Fees	1,650.00	0.00	-1,650.00	0.00	0.00
Total Professional Expenses	10,050.00	11,700.00	1,650.00	6,006.47	5,693.53
6100 Insurance & Utilities					
6105 Insurance	3,275.00	3,275.00	0.00	2,869.00	406.00
Total Insurance & Utilities	3,275.00	3,275.00	0.00	2,869.00	406.00
6200 Repairs and Maintenance					
6226 Fire Mitigation	2,500.00	2,500.00	0.00	0.00	2,500.00
6295 Septic Tank Inspection	0.00	5,000.00	5,000.00	0.00	5,000.00
Total Repairs and Maintenance	2,500.00	7,500.00	5,000.00	0.00	7,500.00
6400 Pond & Trail Expenses					
6405 Trail Maintenance	1,000.00	1,000.00	0.00	223.34	776.66
6406 Trail Equipment	0.00	0.00	0.00	4,452.58	-4,452.58
6410 Pond Maintenance	1,000.00	1,000.00	0.00	1,840.95	-840.95
6415 Fish	1,200.00	1,200.00	0.00	2,000.00	-800.00
6420 Fire Hydrant Expense	0.00	0.00	0.00	1,340.00	-1,340.00
Total Pond & Trail Expenses	3,200.00	3,200.00	0.00	9,856.87	-6,656.87
Total Operating Expense	19,025.00	25,675.00	6,650.00	18,732.34	6,942.66
Total Operating Income	63,100.00	26,100.00	-37,000.00	154,604.51	-128,504.51
Total Operating Expense	19,025.00	25,675.00	6,650.00	18,732.34	6,942.66
NOI - Net Operating Income	44,075.00	425.00	-43,650.00	135,872.17	-135,447.17
Other Expense					
6800 Cistern Project					
6805 Cistern Capital Expenditure	40,902.80	0.00	-40,902.80	125,818.00	-125,818.00
6810 Cistern Maintenance	1,000.00	0.00	-1,000.00	2,124.41	-2,124.41
6815 Cistern Legal & Administrative	3,000.00	0.00	-3,000.00	1,086.90	-1,086.90
Total Cistern Project	44,902.80	0.00	-44,902.80	129,029.31	-129,029.31
Total Other Expense	44,902.80	0.00	-44,902.80	129,029.31	-129,029.31
Net Income	-827.80	425.00	1,252.80	6,842.86	-6,417.86