

Elk Stream Ranch Property Owners Association
Association Budget Year 2011-2012 Financial Summary
DISCUSSION

Overview:

The Elk Stream Ranch Property Owners Association 2011-2012 budget year was August 1, 2011-July 31, 2012. Accounting is by the accrual method as specified in Association by-laws; during the year, neither the Board of Directors nor the Property Manager made accruals. The 2011-2012 budget shown in the annual financial summary is the budget approved at the 2011 Association annual meeting.

The cash assets of the Association at the beginning of the year were \$35,991.33. Cash assets of the Association at the end of the year were \$34,379.98 - a net decrease of \$1611.35. Total income for the year was \$48,233.11 in the operating budget, plus an additional \$10,440.00 in a capital assessment, against total expenditures of \$60,284.46: a net difference of -\$1611.35.

Income:

- The principal source of income was member dues. Dues payments of \$1200 per property were received for 35 properties, plus dues delinquent from previous years for lot 28, for total dues income of \$45,014.
- Interest income decreased this year because the bank balance is reduced from past years' balances. Interest income for the coming year will be less.
- Design Review Plan fees of \$120 were received for two property improvements.
- Grazing income received for 2011 grazing was reduced because of a smaller flock in 2011.
- The Association receives partial reimbursement of weed expenses from Montezuma County.
- Road license income of \$2,630 was received from the Daultons.

Expenditures:

- All administrative and tax costs were consistent with budgeted amounts and past years.
- The Association budgeted \$1500 for cost-sharing of owner-conducted wildfire fuel reduction work on their properties. Work was completed on lots 17 and 31. Pending approval by CSFS, this remains an obligation into the 2012-2013 budget year.
- Snow removal expenses, at \$15,296, were on budget, even though it was considered a low-snow winter.
- Weed control expenditures were below budget: weed control was interrupted by the floods.

Capital Assessment

- A capital improvement assessment of \$290 was collected from all properties (plus Daultons) for total income of \$10,440. A Road Improvements Study was completed to prioritize and guide this work, but the process was disrupted by fire and floods.