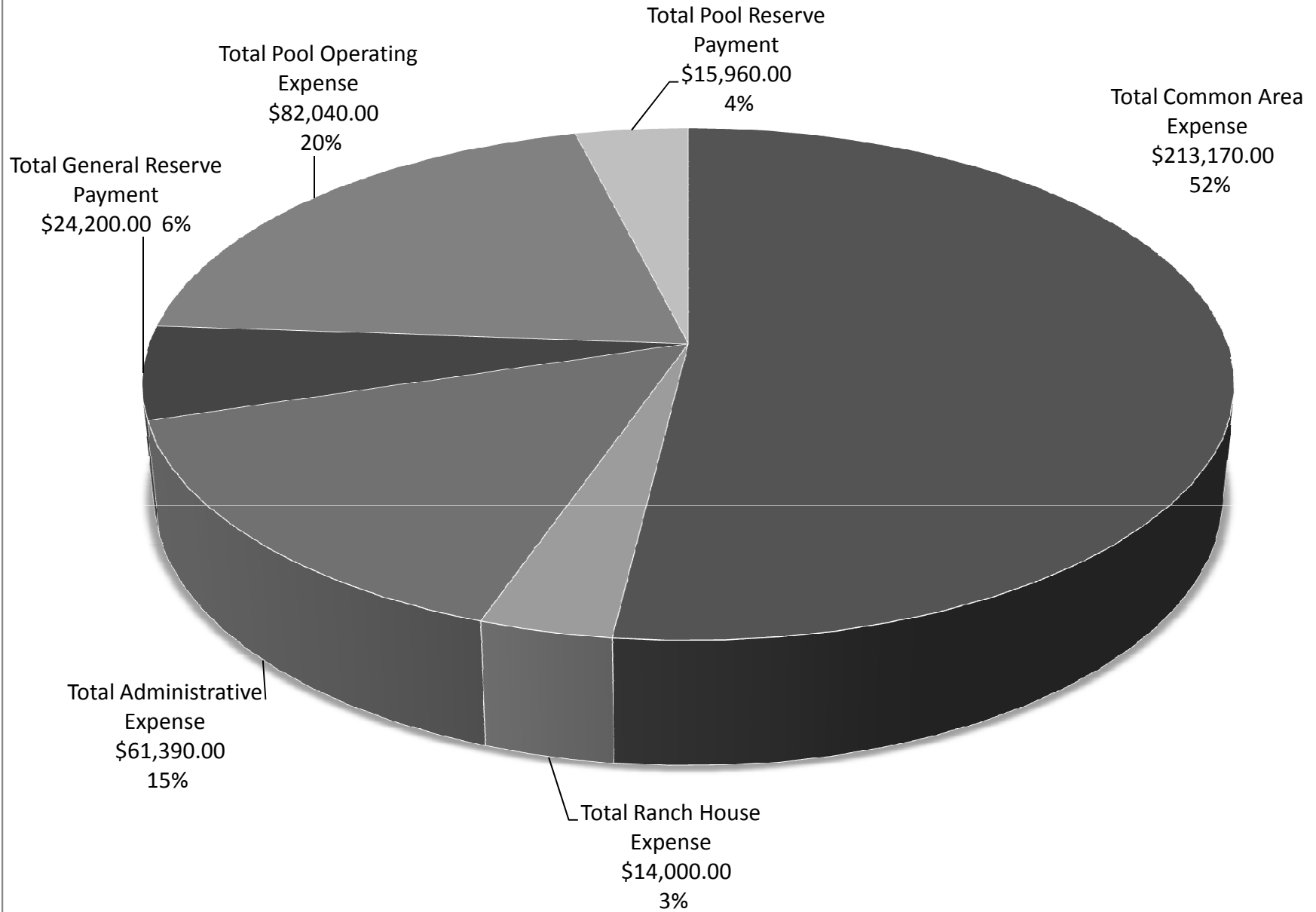


Fossil Lake Ranch Approved 2011 Budget



Fossil Lake Ranch Budget	Budget 2010	Actual 2010	Variance	Approved 2011		December 31 2010 Projected Balances *
Fossil Lake Common Area Detail						
Annual Dues	\$ 336,528.00	\$ 306,860.84	\$ (29,667.16)	\$ 313,007.00	713 homes at \$439 each	
Interest Income	\$ -	\$ 100.00	\$ 100.00	\$ -		
Directory Advertisement	\$ -	\$ 110.00	\$ 110.00	\$ -		
Misc. Income - Fines and Fees	\$ -	\$ 6,025.00	\$ 6,025.00	\$ -		
ARC Review Fees	\$ -	\$ 975.00	\$ 975.00	\$ -		
Capital Expenses - Reserve Transfer to Operating	\$ (46,000.00)	\$ (16,000.00)	\$ 30,000.00	\$ (24,200.00)		
Total Income	\$ 290,528.00	\$ 298,070.84	\$ 7,542.84	\$ 288,807.00		
Common Areas:						
Ditch Water Assessment (Irrigation)	\$ 4,700.00	\$ 4,902.58	\$ 202.58	\$ 5,000.00	LCUWUA Budget	
Fence Painting	\$ 16,000.00	\$ 17,978.53	\$ 1,978.53	\$ 12,000.00	Perimeter fence staining	
Insurance (D&O and Liability)	\$ 5,500.00	\$ 5,137.00	\$ (363.00)	\$ 5,250.00	Increases as homes build	
Landscape Maintenance (Mill Bro & Flowers)	\$ 115,416.00	\$ 95,420.00	\$ (19,996.00)	\$ 95,420.00	New 1 year contract rate	
Landscape Flowers	\$ -	\$ 26,250.00	\$ 26,250.00	\$ 25,000.00	Limited flower beds	
Landscape Improvements (Replace Trees, Etc)	\$ 20,000.00	\$ 20,697.79	\$ 697.79	\$ 20,000.00	Eval. Of trees in all open areas	
Maintenance - General	\$ 11,500.00	\$ 5,645.09	\$ (5,854.91)	\$ 9,500.00	Other non-contract work	
Pump, Water Features	\$ 4,800.00	\$ -	\$ (4,800.00)	\$ 4,000.00	Pump at ponds	
Snow Removal	\$ 8,000.00	\$ 3,200.00	\$ (4,800.00)	\$ 6,000.00	Common area walks/paths	
Sprinkler Repairs	\$ 10,000.00	\$ 21,000.00	\$ 11,000.00	\$ 16,000.00	Broken out for detail	
Utilities, Kasey's Garden/Sanctuary Areas	\$ 5,000.00	\$ 140.00	\$ (4,860.00)	\$ -	Combined in 2011 w/ next line	
Utilities, Electricity (waterfall, irrigation pumps)	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	As invoiced from City utilities	
Total Expense of Common Area:	\$ 215,916.00	\$ 215,370.99	\$ (545.01)	\$ 213,170.00		
Ranch House:						
Interior Bldg. Maintenance (cleaning & repairs)	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 1,200.00	Deep cleans between uses	
Light Fixtures in Landscaping at Ranch House	\$ 1,000.00	\$ 1,629.03	\$ 629.03	\$ -	Wiring to post lights	
Management of Ranch House Use	\$ 1,800.00	\$ 1,800.00	\$ -	\$ 1,800.00	Facility use management	
Railings, Metal, Front Walkways Painting	\$ 2,000.00	\$ 333.50	\$ (1,666.50)	\$ 2,000.00	Railing paint touch ups	
Water & Sewer	\$ 15,000.00	\$ 8,600.00	\$ (6,400.00)	\$ 9,000.00	Building budget expense	
Total Expense of Ranch House:	\$ 21,000.00	\$ 13,562.53	\$ (7,437.47)	\$ 14,000.00		
Administrative Expenses:						
Management Fees	\$ 30,381.00	\$ 32,026.25	\$ 1,645.25	\$ 31,280.00	First increase since 2005	
ARC Review Fees Paid	\$ 6,500.00	\$ 6,700.00	\$ 200.00	\$ 6,500.00	Pd by applicant after 1st submittal	
Bad Debt	\$ 6,730.56	\$ 9,000.00	\$ 2,269.44	\$ 3,130.00	Reduced to 1% of total dues	
Office & Copies Supplies	\$ 5,500.00	\$ 9,600.00	\$ 4,100.00	\$ 6,800.00	2010 req'd multiple election mailings	
Postage	\$ 3,600.00	\$ 3,000.00	\$ (600.00)	\$ 3,000.00	Lowering in 2011 to actual	
Professional Services (Tax Prep/Audit)	\$ 3,500.00	\$ 2,337.50	\$ (1,162.50)	\$ 2,400.00	Lowering in 2011 to actual	
Professional Services - Legal fees (offset by fines)	\$ 4,200.00	\$ 1,500.00	\$ (2,700.00)	\$ 4,200.00	Based on multiple years actual	
Social/Community Events Fund	\$ 2,000.00	\$ 2,400.00	\$ 400.00	\$ 2,400.00	Increased slightly for events	
Federal Tax Expense	\$ 2,800.00	\$ 138.00	\$ (2,662.00)	\$ 600.00	Based on multiple years actual	
State Tax Expense	\$ 800.00	\$ (239.00)	\$ (1,039.00)	\$ 200.00	Rec'd refund from 2009 adjusted	
Tax Payable - Property (Ranch House)	\$ 100.00	\$ 66.50	\$ (33.50)	\$ -	n/a following filing at County	
Website	\$ 880.00	\$ 880.00	\$ -	\$ 880.00	Contracted rate	
Total Expense of Administration:	\$ 66,991.56	\$ 67,409.25	\$ 417.69	\$ 61,390.00		
Total Expenses:	\$ 303,907.56	\$ 296,342.77	\$ (7,564.79)	\$ 288,560.00		
General Net Income	\$ (13,379.56)	\$ 1,728.07	\$ 15,107.63	\$ 247.00		
General Transfer to Reserves	\$ (46,000.00)	\$ (16,000.00)	\$ 30,000.00	\$ (24,200.00)		
General Reserve Interest	\$ -	\$ 1,700.00	\$ 1,700.00	\$ 1,600.00		
Total General Reserve Expenses	\$ 33,000.00	\$ 60,300.00	\$ 27,300.00	\$ -	No budgeted projects for 2011	
General Reserve Net Income	\$ 13,000.00	\$ (42,600.00)	\$ (55,600.00)	\$ 25,800.00		
General Net Cash Flow	\$ (379.56)	\$ (40,871.93)	\$ (40,492.37)	\$ 26,047.00		
Pool Details						
Pool Fees	\$ 98,000.00	\$ 97,038.41	\$ (961.59)	\$ 98,000.00	280 members at \$350 each	
Interest Income	\$ -	\$ 240.00	\$ 240.00	\$ -		
Pool/Clubhouse Rental	\$ -	\$ 300.00	\$ 300.00	\$ -		
Transfer to Pool Reserves	\$ (14,000.00)	\$ (14,000.00)	\$ -	\$ (15,960.00)		
Total Pool Income	\$ 84,000.00	\$ 83,578.41	\$ (421.59)	\$ 82,040.00		
Pool Expense:						
Electricity - water feature, pool, clubhouse (70%)	\$ 3,300.00	\$ 3,560.68	\$ 260.68	\$ 3,600.00	Per City invoices	
Furniture and Fixtures	\$ 1,200.00	\$ (120.00)	\$ (1,320.00)	\$ 1,200.00		
Gas (100% in 2010) Xcel	\$ 5,500.00	\$ 5,600.00	\$ 100.00	\$ 5,600.00	Per Xcel invoices	
Insurance	\$ 5,500.00	\$ 4,673.00	\$ (827.00)	\$ 5,250.00	Increases as members increase	
Landscape Maintenance (0% in 2010)	\$ -	\$ -	\$ -	\$ -		
Pool Management (Splash guards & cleaning)	\$ 50,760.00	\$ 51,261.63	\$ 501.63	\$ 52,160.00		
Pumps and Filters	\$ 2,000.00	\$ -	\$ (2,000.00)	\$ 1,000.00		
Signs	\$ 600.00	\$ -	\$ (600.00)	\$ 600.00		
Swimming Pool Maintenance	\$ 2,500.00	\$ 528.55	\$ (1,971.45)	\$ 1,800.00	General repairs over season	
Swimming Pool Supplies - office/chemicals	\$ 5,750.00	\$ 6,797.48	\$ 1,047.48	\$ 5,750.00	Based on previous years est.	
Telephone (100% no phone in Ranch House)	\$ 290.00	\$ 312.03	\$ 22.03	\$ 320.00		
Trash Removal	\$ 200.00	\$ 231.71	\$ 31.71	\$ 260.00		
Utilities (Water and Sewer 100% in 2010)	\$ 6,400.00	\$ 4,500.00	\$ (1,900.00)	\$ 4,500.00	Per City invoices	
Total Pool Expense:	\$ 84,000.00	\$ 77,345.08	\$ (6,654.92)	\$ 82,040.00		
Pool Net Income	\$ -	\$ 6,233.33	\$ 600.00	\$ -		
Pool Transfer to Reserves	\$ (14,000.00)	\$ (14,000.00)	\$ -	\$ (15,960.00)		
Pool Reserve Interest	\$ -	\$ 700.00	\$ 700.00	\$ 500.00		
Total Pool Reserve Expenses	\$ 4,000.00	\$ 1,005.00	\$ (2,995.00)	\$ -	Furniture Replacement	
Pool Reserve Net Income	\$ 10,000.00	\$ 13,695.00	\$ 3,695.00	\$ 16,460.00		
Pool Net Cash Flow	\$ 10,000.00	\$ 19,928.33	\$ 9,928.33	\$ 16,460.00		
Total Association Net Income/(Loss)	\$ 9,620.44	\$ (20,943.60)	\$ (30,564.04)	\$ 42,507.00		

Assets:	
Operating Cash	
Common Area Checking	\$ 8,285.86
Pool Checking	\$ 22,755.34
Subtotal Operating Cash	\$ 31,041.20
Reserve Cash	
Common Area CD	\$ 171,271.98
Pool CD	\$ 73,897.19
Subtotal Reserve Cash	\$ 245,169.17
Membership Accounts Receivable	\$ 30,170.26
TOTAL ASSETS	\$ 306,380.63

*Financial Statements are not audited and may be subject to revisions by the Association's Certified Public Accountant at the time of the audit. Once audit is complete, copies will be available upon request by any member. Please contact Colorado Association Services if you would like a copy sent to you once completed.

Association Name: Fossil Lake Homeowners Association, Inc.

Management Company: Colorado Association Services
Physical Address and Phone for Management Company: 702 West Drake Road, B1; Fort Collins Colorado 80526. (970) 407-9990
Declaration: Reception #99049841 Dated 6/7/1999; Larimer County Recorder
Date Fiscal Year Commences: January 1, 2011

Adopted Policies/Rules and Regulations/Bylaws/Articles can be found on the community website at www.FossilLakeRanchHOA.com

Build Out Assessments:
FL 1st: 215 Lots
FL 2nd: 224 Lots
Village: 48 Lots
Swift: 116 Lots
FL 5th: 33 Lots
FL 6th: 43 Lots
Sanctuary: 20 Lots
Tract A: 14 Units
Total 713 Residences = \$313,007