

# Wildgrass at Rockrimmon MD Build-out Draft Budget

Updated April 2018

	Build-out Budget	Notes
<b>INCOME</b>		
Property Tax	\$ 121,000	
Specific Ownership Taxes	\$ 2,747	
Operations & Maintenance Emergency Reserve	\$ (12,100)	10% of property tax income
<b>TOTAL OPERATING INCOME</b>	<b>\$ 111,647</b>	
<b>EXPENSES- ADMINISTRATION</b>		
District Management Fee	\$ 14,400	\$1200 per month
Insurance	\$ 4,500	General Liability, D&O, worker's comp
Accounting	\$ 10,000	
Legal	\$ 15,000	
Treasurer Fees	\$ 1,815	
Audit	\$ 4,500	
Election	\$ 1,000	
TABOR Emergency Reserve	\$ 3,394	3% of fiscal year spending; for Declared Emergencies Only
<b>TOTAL ADMIN EXPENSES</b>	<b>\$ 54,609</b>	
<b>EXPENSES-GROUNDS</b>		
Landscape Contract	\$ 18,000	Weekly maintenance contract
Snow Removal	\$ 5,000	Common sidewalks
Sprinkler Repairs	\$ 2,000	
Landscape Extra	\$ 3,000	Plant replacement, flowers, mulch
Concrete repair	\$ 2,500	
Monuments Maintenance	\$ 500	
Pet pick-up	\$ 1,500	
Perimeter Walls / Fence retaining walls repairs	\$ 5,000	
<b>TOTAL GROUNDS EXPENSES:</b>	<b>\$ 37,500</b>	
<b>EXPENSES-UTILITIES</b>		
Gas & Electric	\$ 2,000	Irrigation clocks, monument/community lighting
Trash	\$ 13,680	
Water (Irrigation)	\$ 15,208	Irrigation only
Computer/Web Maintenance	\$ 750	
<b>TOTAL MASTER UTILITIES</b>	<b>\$ 31,638</b>	
Total Operating Expenses	\$ 123,747	
Operating Net Income/(Loss)	\$ (12,100)	
<b>OPERATIONS &amp; MAINTENANCE RESERVE</b>		
O&M Reserve	\$ 12,100	
Interest	\$ -	
<b>TOTAL REPLACEMENT INCOME/(LOSS)</b>	<b>\$ 12,100</b>	
Net Income/(Loss)	\$ -	