

Pines East Village HOA Budget						
January 1 - December 31, 2025	30-Oct		Proposed			
	Actual	Budget	Budget	% of 2025 Budget	% of 2024 Actuals	% of 2024 Budget
	2024	2024	2025	to 2024 Budget	to 2024 Budget	to 2024 Actual
Management						
Manager	40,000	45,000	45,000	100.00%	88.89%	112.50%
Bonuses - Manager	11,000	7,000	7,000	100.00%	157.14%	63.64%
Directors & Officers Insurance	1,200	1,900	2,200	115.79%	63.16%	183.33%
Postage and Office Supplies	377	1,500	1,500	100.00%	25.13%	397.88%
Accounting	5,700	7,500	7,500	100.00%	76.00%	131.58%
Legal	278	1,500	1,500	100.00%	18.53%	539.57%
Meeting Expenses	1,215	1,250	1,250	100.00%	97.20%	102.88%
Colo Assoc Management (CAM)	1,616	2,000	2,000	100.00%	80.80%	123.76%
WEB site maintenance	450	750	1,000	133.33%	60.00%	222.22%
Subtotal	61,836	68,400	68,950	100.80%	90.40%	111.50%
Maintenance & Operations - Shared By Owl Creek Homes						
Ski Trail Maintenance	14,000	15,000	16,000	106.67%	93.33%	114.29%
Ski Trail Grooming/snowcat maint and fuel/Groomer Bonus	17,070	17,000	20,000	117.65%	100.41%	117.16%
Ski Lift Operations/SKICO/SnowMaking	113,438	120,000	135,000	112.50%	94.53%	105.78%
Ski Lift Maintenance Contract / Leitner Poma	78,200	77,000	82,000	106.49%	101.56%	104.86%
Solid Waste - TOSV Collection Fees	22,100	23,000	26,000	113.04%	96.09%	117.65%
Solid Waste - Dumpster Maintenance	100	750	1,000	133.33%	13.33%	1000.00%
Subtotal of Lifts and Trails items sharred by Owl Creek Homes	244,908	252,750	280,000	110.78%	96.90%	114.33%
Reimbursemnts from Owl Creek Homes Ph III (16.39%)	-40,140	-41,426	-45,892			
SubTotal of Net	204,768	211,324	234,108			
Maintenance & Operations						
Snowplowing	1,150	3,700	3,700	100.00%	31.08%	321.74%
Common Entry Maintenance	11,955	17,000	17,000	100.00%	70.32%	142.20%
Tree Care - Spraying, Fertilizers	1,178	1,500	2,000	133.33%	78.53%	169.78%
Water - Irrigation at Entry	842	2,500	3,000	120.00%	33.68%	356.29%
Weed Control - Spraying	2,500	2,500	2,500	100.00%	100.00%	100.00%
Electricity	240	400	400	100.00%	60.00%	166.67%
Telephone	657	850	850	100.00%	77.29%	129.38%
Contingency	0	5,000	5,000	100.00%	0.00%	#DIV/0!
Subtotal	18,522	33,450	34,450	102.99%	55.37%	186.00%
Transfers to East Village Master Assn						
East Village Mast Assn Budget - Insurances for General Liability, Lifts and Snowcat	42,243	45,000	46,000	102.22%	93.87%	108.89%
Subtotal	42,243	45,000	46,000	102.22%	93.87%	108.89%
Transfers to Capital Reserve Fund						
Reserve - Lifts - Electrical Components & Snowmaking	31,483	20,000	20,000	100.00%	157.42%	63.53%
Reserve for Trails Maintenance \ WildFire fuels mitigation	8,517	20,000	20,000	100.00%	42.59%	234.82%
Reserve for Snowcat	5,000	5,000	5,000	100.00%	100.00%	100.00%
Subtotal	45,000	45,000	45,000	100.00%	100.00%	100.00%
TOTAL	372,369	403,174	428,508	106.28%	92.36%	115.08%
Reimbursements from Owl Creek 5 lift buyins @\$1,000/each	-5,000	-5,000	-5,000			
Grand Total	367,369	398,174	423,508			
Over / <Under> Budget	30,805	604	per lot			
Total/51 Owners	51	7,807	8,304	Difference 22/ 23		
Semi-Annual Assessment for 2024 / 2025		3,904	4,152	106.36%		
Actual Assements for 2025 per unit	\$8,400	(annual)	\$4,200	(semi-annual)		