

2013
Annual
packet

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Return envelope

1. Proxy (we need these back from everyone, including members that plan to attend, by Feb 6th)
2. Contact information sheets

ALDASORO RANCH HOMEOWNERS COMPANY

NOTICE OF ANNUAL MEMBERS MEETING

SATURDAY, FEBRUARY 09, 2013

@ 9:00 am

Aldasoro Ranch Barn
2012 Last Dollar Road
Airport Road to Last Dollar Road
First Right on Last Dollar Road is the Barn

It is very important that you read the information in this packet and indicate that you will be present or if you cannot be present who you will have voting your proxy. We need a minimum of 80 votes (a combination of attendees and proxies) to constitute a quorum and without your presence or proxy we cannot conduct a business meeting and move forward on many of the important business items facing the Homeowner's Company. **We need all proxies returned including members that will attend by February 6th' 2013;** as this allows us to set up ballots, seating etc. Please send the signed proxy form in to 307 Society Drive Unit C, Telluride CO. 81435, fax to 970-728-3426, or e-mail to cslate@aldasororanch.com.

Thank you

Dear Aldasoro Ranch Homeowner's

Please find enclosed the 2013 Annual meeting packet; the colored paper sheets need to be returned to the office as soon as possible, Proxies must be returned by Feb 6, 2013 to ensure vote. You mail them back in the pre stamped envelope, fax to 970-728-3426 or e-mail cslate@aldasororanch.com. This year the Annual meeting will take place at the Aldasoro Ranch Barn; 2012 Last dollar Road **at 9:00 am**. Airport Road to Last Dollar Road first right on Last Dollar is the Barn entrance. In an effort to save paper many items have been copied on the front and back of pages. Please contact us if you have any questions or need directions to the meeting. Food and beverages will be provided.

**Aldasoro Ranch HOC
Board of Directors
Voting Ballot
Two open seat available**

Open seats and who is running at this time; for seat on the Board of Directors

There are two open seats:

Banks Brown & Matt Mitchell are running as incumbents;

If you would like to run please send us a bio and we will get to the owners.

Floor nominations will be taken at the meeting.

AGENDA
Annual Members Meeting 2013
Aldasoro Ranch Homeowner's Company

Date: February 09, 2013
Time: 9:00 A.M. to 11:00A.M.
Place: Aldasoro Ranch Barn
2012 Last Dollar Road
Telluride, CO 81435

1. Sign-in
2. Proxy Notification
3. Establish Quorum
4. Set Agenda additions/deletions
5. Review/acceptance of minutes of Members meeting February 11, 2012
6. Announce date for 2014 annual members meeting February 15, 2014
7. Election/appointment of BOD-Via secret ballot
8. Treasurer's Report
 - 8a. 2012 & 2013 budget review
9. 2012 Board reports
 - 9a. Dog policy with the County
 - 9b. Annual Report
 - 9c. Water Report
10. Other Business
11. Results of Board election
12. Adjournment

MINUTES
ANNUAL MEMBERS MEETING
ALDASORO HOMEOWNERS COMPANY

Date of Meeting: February 11, 2012
Time of Meeting: 9:00 A.M.
Place of Meeting: Sheridan Opera House downstairs
Telluride, CO 8143

Meeting called to order at 9:15 am by President Banks Brown

1. Sign In
2. Proxies (80 proxies needed) for quorum.
3. Quorum was established. 104 proxies
4. Set Agenda additions/deletions
 - Matt Mitchell moved to add the ADA Policy to 8c.*
 - Motion seconded and approved 104-0*
5. Review and acceptance of the Minutes of Members meeting February 11, 2011
 - Pam Bennett moved to approve the minutes from February 11, 2011.*
 - Motion seconded and passed. 104-0*
6. Announce date for 2013 meeting 2nd Sat February 19, 2013
7. Treasurer's Report
 - Becky Ranta gave budget report and summary of savings
8. Board and Committee Reports
 - 8a. Banks Brown gave report on sale of lot 166R, lot 167 and the completion of the new PUD agreement.
 - 8b. Trail committee report
 - Matt Mitchell reviewed the completion of the trails during the summer, including required work from the county on the Breckenridge Trail and upcoming trail committee meetings to review possible trail additions
 - 8c. ADA Dog Policy
 - Mick Francis reviewed ADA dog policy that owner must go through at the county level to be allowed an ADA dog.
 - 8d. Annual Picnic 20th Anniversary ask everyone to return their information sheets so we could select a date
9. Election for one open BOD seats.
 - 9a. Incumbent Lionel Starr running for seat
 - 9b. Election opened to anyone else who wanted to run no motions made
 - 9c. Secret Ballots were cast and counted by Marie Jauregui with the following
Lionel Starr 104-0
10. Annual Report for 2011
 - 10a. Annual Report
 - 10b. Reminders to get in weed control waivers (new this year) & Address/emergency
 - 10c. Road paving schedule and report
 - 10d. Water Report
11. Other Business
12. Adjournment
 - 12a. adjourned 11:00am

Approved on _____, 2013

Secretary

AHOC Water Report 2013 *2012 Review, Goals 2013*

To: The Homeowners and Board of Directors

From: Nathan Pierce, ORC, and Field Operations Manager

Date: 1/10/2013

- **Water quality** In 2012 we tested for bacteria and viruses, which were not detected; and for nitrate, and nitrite levels, disinfection by-products, synthetic and volatile organic compounds, combined radium, combined uranium, fluoride, inorganic chemical groups, lead and copper, and gross alpha particles; all of which tested well below State Regulatory levels for health and safety. Passed our tri-annual State Inspection, with suggestions for upgrades that we will be completing. Drought conditions were in effect the entire summer and fall in which every ones cooperation was valuable and effective.
- **Hydrant maintenance & flushing** Filing 2 is scheduled for hydrant flushing and mainline valve maintenance this fall. This process is important in maintaining the proper standards of safety and distribution, as well as maintaining proper taste and odors in the water.
- **Ditch Maintenance** Maintaining Navike Ditches flows (on either side of Aguirre Road). The Carr and Waddle Ditch, which supplies water to the Lower Pond at Basque entrance, had improvements done, and will continue to be upgraded, eventually getting water around to Remine Drainage for supplementing our use of water in the wells there. Sheep and Adams Ditches are also running, but mostly for the rights our neighbor has in them.
- **TAP Wells / Surface Water Rights / SMVC Joint Applications** District 4 Water Court applications for access to the water table on San Miguel River, for surface rights to Remine Creek, and a joint application to distribute water to a potential neighboring subdivision have been reviewed and processed in State Court allowing us legal access to these water sources in the future. Monthly reporting on all water use.
- **Operation.** Maintenance on many operations and faults including chlorine analyzer, MIOX systems, computers, PRV's, pumps, piping, filters, and operations. Found and repaired many leaks, fittings, parts, electronics, and misc. within the distribution system; replaced parts with stainless steel where possible. Replaced SCADA computer for remote control of system. Maintenance on PS-2 pumps, replaced a failed VFD there as well. Upgraded lightning protection at PS-1 and PS-2. Began updating remote meter controls. Repaired gas meter. Removed hazardous trees near water tank.
- **2013** Continued upgrades to system and residential metering; operation of ditches; care and maintenance of entire system for safe and plentiful water supply. Plan to upgrade main pumps in PS-1 which will require removing the roof of the building and resetting it.
- **Routine O & M responsibilities** Daily routines and checks. Routine maintenance and maintenance sheet recording. Monitor 1 mainline tap. Respond to alarm call-outs. We are always available for any questions or concerns regarding the water system at (970) 729-1874, or npierce@aldasororanch.com.

MANAGEMENT REPORT FOR 2013

In 2013 we continued with paving: lower Basque Blvd and Josefa Lane. Working with Mike from United we were able to score a deal on using recycled gravel for the shoulders and were able to save about \$50,000.00. We will continue paving this summer.

Summer of 2013 started out very dry and the State Water Engineers continued with the drought restrictions from summer of 2012. When the monsoons came in it helped the Telluride area and we had a nice July, Aug and September with lots of rain to green everything back up. Unfortunate only a small portion of the state received those nice summer showers. The state continues with the drought restrictions and as we get close to spring we will let the owners know if the restrictions will stay in effect. A lot will depend on the amount of snow fall this winter. A big thank you, to all of the owners, for your compliance with the restrictions.

Aldasoro Ranch owns its water system and it was build early at the start of the subdivision development. Last summer Nathan and Moe, working with Gary and a crane, removed the roof from PS1 and replaced the two pumps there. These pumps where over 17 years old. This year the pumps at PS2 will be replaced. The pumps have been ordered and will be put in as soon as they come in. We have been concerned with the age of much of the water system equipment and have been systematically budgeting and replacing old equipment, before it failed. Most of the old equipment, pumps etc. will be rebuilt and be on hand as spares.

2013 was another slow year for RETA, 3 homes sales for \$163,830.00 in RETA revenue. We are hoping for a better outlook in 2014 at the time this packet was being put together early January, we had one home and one lot under contract.

Two existing homes came through Design Review Board for additions to them. Both additions were approved and will begin in the spring of 2014. Another home came through DRB with some window changes and small exterior changes to one corner of the home and the front door entrance, work began late fall and continues. One owner working with the DRB will be doing a test fencing area around a grove of aspens.

The Board of Directors continues working with San Miguel County on possible changes to the PUD for dogs and fencing. After multiple work sessions and completion of the Wildlife assessment it became apparent that before any changes could be decided on, that the County Land Use Code must be changed or updated. The Board of County Commissioners voted to change the Land Use Code to allow dogs in San Miguel County, with the exceptions of existing PUD's. What does this mean for Aldasoro Ranch's? It means that at this time, there are still NO DOGS allowed on the Ranch except ADA dogs as we already have a PUD in place. The Board is working with Tom Kennedy (our Lawyer) and with the county at this time to move forward in the process to get our PUD changes to the BOCC. If the BOCC approves changes to the Aldasoro PUD then you the owners will vote on the changes, this will take a majority vote of 2/3rd of the owners. More information will be provided at the annual meeting.

Very good, do we want to say anything about the new ditches? Operations and etc??

HOMES FOR SALE IN ALDASORO RANCH

ADDRESS	ASKING PRICE	SQ FT	ACRES
113 JOQUIN ROAD	\$6,495,000.	4001-5000	2.81
115 AGUIRRE ROAD	\$4,995,000.	7000+	5.72
328 BASQUE BLVD	\$4,350,000.	7000+	9.6
107 AGUIRRE ROAD	\$3,749,000.	7000+	4.6
106 CRISTINAS WAY	\$3,650,000.	6001-7000	2.03
101 CRISTINAS WAY	\$3,395,000.	4001-5000	1
101 ALBERT J ROAD	\$3,195,000.	5001-6000	1.52
119 MIGUEL ROAD	\$2,950,000.	5001-6000	3.14
209 ALDASORO BLVD	\$2,893,000.	5001-6000	2.77
302 ALDASORO BLVD	\$2,650,000.	4001-5000	2.75
210 BASQUE BLVD	\$2,295,000.	4001-5000	3.11
217 E SERAPIO DRIVE	\$2,100,000.	5001-6000	3.4
120 ALBERT J ROAD	\$475,000.	3001-4000	2.12

LAND FOR SALE IN ALDASORO RANCH

ADDRESS	ASKING PRICE	ACRES
105 ALBERT J ROAD	\$995,000.	2.61
114 MIGUEL ROAD	\$895,000.	3.31
105 CRISTELLI LANE	\$835,000.	3.07
110 BASQUE BLVD	\$795,000.	1.76
110 MIGUEL ROAD	\$795,000.	3.5
108 CRISTELLI LANE	\$795,000.	2.81
31 CRISTINAS WAY	\$780,000.	4.18
101 PRUDENCIO LANE	\$745,000.	3.21
108 BASQUE BLVD	\$690,000.	2.01
BASQUE BLVD	\$645,000.	1.8
109 AGUIRRE ROAD	\$619,900.	2.77
ALDASORO BLVD	\$549,000.	2.12
216 E SERAPIO DRIVE	\$519,000.	1.82
102 ALDASORO BLVD	\$445,000.	2.78
213 E SERAPIO DRIVE	\$169,000.	2.88
116 W SERAPIO DRIVE	\$158,500.	1.34

2013 Budget Notes

Reading the budget sample:

Row 88A 6006 Property Maintenance-Roads this is a total of all the 6006 categories

Row 89B 6006 Filing 1 Common this is a total of 90C to 96C

Rows 90C to 96C show the breakdown of expenses for the Filing one Common Road repair.

This year's budget expenses are very straight forward and expenses are based on 2013's expenses or bids that were received for work that will need done out of house. As for the past couple of years we have held expenses as low as possible and try to save where ever possible. Some items have been in the budget for 3 or 4 years as they could wait to be done and we did not have the extra income to do them. Major expenses this year are road paving and water system upgrades and replacements. Pumps in PS2 will be replaced due to age. Other items in the water maintenance are pumps being pulled and having maintenance done, replacing old worn meters and replacing some electronics and radio equipment. All of this keeps the water system running and up to legal standards.

The Board of Directors reviews the budget yearly and discusses expenses and income. As explained in last year's budget review to avoid large increases to the assessments the ten year budget has been set to increase assessments a hundred dollars per year. In the past the ten year budget was set up with three and four thousand dollar increases, with careful budgeting and good works on spending, these large increases were not necessary. In the past increases to the assessments were done in \$500.00 increments. Having small increases is not as hard to some members as having a large increase all at once. Aldasoro Ranch has some of the lowest assessments of other HOA's and continues to have one of the best financial standings.

If you have any questions on the budget please call Carla anytime at 970-729-2355.

12:41 PM
 01/15/14
 Cash Basis

Aldasoro Ranch Homeowner's Company
Profit & Loss
 January through December 2013

	Jan - Dec 13
Ordinary Income/Expense	
Income	
4001 Real Estate Transfer Asses	163,830.36
4005 Design Review Board Fees	
4005.1 Design Plan Submission	500.00
Total 4005 Design Review Board Fees	500.00
4007 Monthly Water Fee	23,825.00
4008 Water Overage	19,638.00
4010 HOC Assessment	194,091.73
4020 Sunnyside & Other Payments	
4020.3 PostOffice Bldgs Mtce	203.13
4020.4 Road Sweeping	400.00
4020.5 Snow Plowing	2,615.26
4020.6 Other Revenue	927.63
Total 4020 Sunnyside & Other Payments	4,146.02
4800 Interest Income	23.34
4900 Other Income	
4900.1 Other income	1,922.95
Total 4900 Other Income	1,922.95
Total Income	407,977.40
Gross Profit	407,977.40
Expense	68.98
Reconciliation Discrepancies	
5000 Administration	
5001 Payroll	
5001.2 Field Op Supervisor 1	59,328.00
5001.3 Field Operations	40,906.68
5001-10 Office Manager	59,328.00
5001.4 Bonus Payout	1,750.00
5001.5 Payroll Tax	13,569.98
5001.6 Workman's Compensation	4,833.00
5001.7 Other Benefits	7,303.66
5001.8 Health Insurance Benefit	13,287.26
5001.9 Seasonal Employee	16,941.25
5001 Payroll - Other	0.00
Total 5001 Payroll	217,247.83
5002 Consulting Fees	11,677.31
5003 Legal	
5003.1 Water Legal	6,568.98
5003.2 Normal Business	8,976.00
Total 5003 Legal	15,544.98
5004 Accounting	
5004.1 Accounting Fees	12,174.33
Total 5004 Accounting	12,174.33
5005 Bank Charges	
5005.1 Bank fees	211.21
5005.3 Interest Line of Credit	16,258.97
Total 5005 Bank Charges	16,470.18
5006 Computer Expense	
5006.1 Computer Software	2,879.82
5006.3 Printing/Production	1,148.03
Total 5006 Computer Expense	4,027.85

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 Cash Basis

Aldasoro Ranch Homeowner's Company
Profit & Loss
 January through December 2013

	Jan - Dec 13
5007 Meeting Expenses	
5007.1 DRB/BOD Meetings	809.27
5007.2 Annual Meetings	1,208.13
5007.3 Annual Picnic	8,713.33
Total 5007 Meeting Expenses	10,730.73
5008 Top of the Hill HOA Dues	8,280.00
5009 Dues/Fees/Licenses	4,827.65
5010 Property Taxes/Top Hill	8,238.66
5011 Postage Expense	1,431.36
5012 General Office Supplies	3,017.20
5013 Insurance	
5013.1 Liability/Auto	17,216.25
5013.2 D & O Insurance	6,564.00
Total 5013 Insurance	23,780.25
5014 Corporate Taxes	9,000.00
5016 Interest Expense	4,333.60
5017 Utilities	
5017.1 Office Utilities	1,457.12
5017.2 Field Utilities	16,614.53
5017.3 Maintenance Barn Utilitie	593.32
5017.4 Filing 1 Mailbox Buildin	314.75
5017.5 Filing 2 Mailbox Buildin	972.22
Total 5017 Utilities	19,951.94
5019 Lodging/Meals	82.56
5020 Travel/Entertainment	282.08
5021 Education	135.00
5022 Telephone Expense	
5022.1 Local Service	2,995.45
5022.2 Water Service	2,384.53
5022.3 Cell Phone	3,687.54
5022.5 Cable Modem	959.52
Total 5022 Telephone Expense	10,027.04
5025 Misc. Expenses	1,889.76
Total 5000 Administration	383,150.31
6000 Field Expenses	
6001 Signs	955.00
6002 Truck Repair/Maint.	2,000.15
6003 Equipment Repair/Maint.	1,530.08
6004 Gasoline Expense	9,435.34
6005 Property Maint-Land	
6005.1 Filing 1 Prop Maint	3,997.74
6005.2 All Other Prop Maint	8,622.61
6005.31 Trail Maintenance	
6005.32 Forest Health	398.95
Total 6005.31 Trail Maintenance	398.95
Total 6005 Property Maint-Land	13,019.30
6006 Property Maint-Roads	
6006.1 Roads-Filing 1	
6006.14 Shoulder work	747.50
6006.15 Crack Sealing	2,184.77
Total 6006.1 Roads-Filing 1	2,932.27
6006.2 Roads-All other	
6006.25 Crack Sealing	7,314.23
Total 6006.2 Roads-All other	7,314.23
Total 6006 Property Maint-Roads	10,246.50

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 Cash Basis

Aldasoro Ranch Homeowner's Company
Profit & Loss
 January through December 2013

	Jan - Dec 13
6007 Landscape Maintenance	
6007.1 Landsc-Filing 1 Commo	
6007.11 Irrigation	585.03
6007.12 Landscaping	8,659.50
6007.14 Weed Control F1	2,227.45
Total 6007.1 Landsc-Filing 1 Commo	11,471.98
6007.2 Landsc-All Other	
6007.21 Irrigation	878.82
6007.22 Landscaping	9,550.30
6007.24 Weed Control -Other	7,457.14
Total 6007.2 Landsc-All Other	17,886.26
Total 6007 Landscape Maintenance	29,358.24
6008 Irrigation Ditch Maint.	149.45
6009 Snowplowing Expense	
6009.1 Filing 1 Snowplowing	1,522.50
6009.2 All Other-Snowplowing	2,187.02
Total 6009 Snowplowing Expense	3,709.52
6010 Water Disin/Miox	4,959.79
6011 Water System Expense	15,511.78
6012 Maintenance Expenses	375.03
Total 6000 Field Expenses	91,250.18
Total Expense	474,469.47
Net Ordinary Income	-66,492.07
Other Income/Expense	
Other Income	
7002 Restricted Inv. Interest	15,499.83
7004 Dividend Income Inv Acct.	40,988.00
7006 Capital Gain (Loss)	77,469.03
7010 Non-Dividend Distrubtion	1,101.70
7014 Investment Acct.- Adj	-1,466.90
7020 Gain on Sale Fixed Asset	-8,095.58
Total Other Income	125,496.08
Other Expense	
7050 Capital Expenditures	
7051 Road Paving	
7051.2 All Other Road Repair	388,626.00
Total 7051 Road Paving	388,626.00
7053 Water Delivery System	
7053.4 Water Rights	70,000.00
7053.1 Telemetry	232.67
7053.2 New Instrumentation	17,885.98
7053.3 Other Water Delivery	10,351.82
Total 7053 Water Delivery System	98,470.47
7056 Office	
7056.2 Other Equipment	347.14
7056.3 Office Space	80.72
Total 7056 Office	427.86
7059 Buildings	
7059.2 Maintenance Barn	1,386.85
7059.3 F1 Pump Station	588.00
Total 7059 Buildings	1,974.85
Total 7050 Capital Expenditures	489,499.18

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Cash Basis

Aldasoro Ranch Homeowner's Company
Profit & Loss
January through December 2013

	Jan - Dec 13
7070 Investment Expenses	
7071 Capital Account fees	6,007.57
7072 Non-Deductible - Taxes	-614.45
7073 Non-Deductible- Penalties	56.90
7074 Foreign Tax Paid	504.57
7070 Investment Expenses - Other	2,939.20
Total 7070 Investment Expenses	<u>8,893.79</u>
Total Other Expense	<u>498,392.97</u>
Net Other Income	<u>-372,895.89</u>
Net Income	<u><u>-439,388.96</u></u>

12:46 PM
01/15/14
Cash Basis

Aldasoro Ranch Homeowner's Company
Balance Sheet
As of December 31, 2013

Dec 31, 13

ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank Checking	26,059.27
Fund Account 6581	30,069.01
1014 Wells Fargo Advisors	1,508,186.61
1016 BROOKFIELD K-1	172.00
1030 Escrow Accounts	
1032 FNB Escrow 49196	4,002.73
1033 FNB Escrow 19430	592.15
1036 FNB Escrow 21000	1,521.61
1041 FNB Escrow 28829	1,551.73
1042 FNB Escrow 28936	1,515.48
1043 Tree Escrow 473-950001-7	14,040.19
1044 Tree Escrow 473-093248-8	22,768.02
1045 Tree Escrow 394312513218	60,459.49
1047 Tree Escrow 394312513226	29,349.92
1048 Tree Escrow 394312513275	20,542.49
1049 Tree Escrow 394312513267	19,948.70
1050 Tree Escrow 394312513259	20,542.49
1051 Tree Escrow 394312513242	40,912.09
1052 Tree Escrow 1260005052	16,964.55
1053 Tree Escrow 1260005120	8,569.63
1054 Tree Escrow 1260005054	16,968.82
1055 Tree Escrow 473-950043-9	7,730.91
1056 Tree Escrow 394312513283	18,872.75
Total 1030 Escrow Accounts	306,883.75
Total Checking/Savings	1,871,370.64
Accounts Receivable	-9.00
1060 A/R Homeowners	-9.00
Total Accounts Receivable	-9.00
Other Current Assets	
1065 Account Receivable - other	1,917.00
1070 A/R Income Tax - 2012	17,434.00
1071 A/R Income Tax 2011	5,578.94
Total Other Current Assets	24,929.94
Total Current Assets	1,896,291.58
Fixed Assets	
Buildings & Equipment	
2002 Accumulated Depreciation	-269,815.66
2003 Furniture & Equipment	38,118.70
2005 Buildings & Improvements	160,556.80
2006 Water Delivery-Telemetry	20,097.02
2007 Landscaping	48,311.50
2008 Augmentation Pond	25,988.25
2009 Workshop	9,017.12
2010 Road Broom	18,180.85
2011 Road Paving	58,735.98
2012 Water Disinfection System	13,716.89
2014 Office	245,384.00
2015 Office Remodel	108,010.75
2016 Snowplow	16,000.00
Total Buildings & Equipment	492,302.20
Total Fixed Assets	492,302.20
TOTAL ASSETS	2,388,593.78

12:46 PM
01/15/14
Cash Basis

Aldasoro Ranch Homeowner's Company
Balance Sheet
As of December 31, 2013

	<u>Dec 31, 13</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3002 Escrow Liability	306,648.22
3003 Payroll Liabilities	
3003.1 Accts Payable Fica/FWT	3,678.82
3003.3 Accts Payable-SWT	1,641.00
Total 3003 Payroll Liabilities	<u>5,319.82</u>
Total Other Current Liabilities	<u>311,968.04</u>
Total Current Liabilities	311,968.04
Long Term Liabilities	
3050.1 Long Term LOC Wells Farg	400,812.30
3055 SMVC LIABILITY	85,034.52
Total Long Term Liabilities	<u>485,846.82</u>
Total Liabilities	797,814.86
Equity	
3999 Appropriated Retained Earn	1,331,266.00
4000 Retained Earnings	473,130.16
4000.1 Unrealized gains/losses	225,771.72
Net Income	-439,388.96
Total Equity	<u>1,590,778.92</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,388,593.78</u></u>

J10
Carla Slate:
based on number of taps and additions for year

K10
Carla Slate:
based on number of taps and additions for year

L10
Carla Slate:
based on number of taps and additions for year

M10
Carla Slate:
based on number of taps and additions for year

N10
Carla Slate:
based on number of taps and additions for year

O10
Carla Slate:
based on number of taps and additions for year

P10
Carla Slate:
based on number of taps and additions for year

Q10
Carla Slate:
based on number of taps and additions for year

R10
Carla Slate:
based on number of taps and additions for year

S10
Carla Slate:
based on number of taps and additions for year

T10
Carla Slate:
based on number of taps and additions for year

J10
Carla Slate:
based on number of taps and additions for year

J11
Carla Slate:
Based on year before actuals

J16
Carla Slate:
based on budgeted expenses for 2011, 33% = total 9,100. irrig, lands, elect,weeds etc

J18
Carla Slate:
based on shared road 50% at 165. and 50 hours in S/S at 165.00

J28

J29
ax % based on wages

<29
ax % based on wages

J34
based on year B4 actuals

J35
Carla Slate:
Based on year B4 actual

J41
Carla Slate:
New water billing soft ware

<41
Update software and firewalls/updates as needed

J43

map copies, Annual meeting, newsletter, etc.

S49
Tagges for snowplow

J52
_owered from 2012

Q52
office supplies and uniforms

J54
Carla Slate:
based on Year actuals

J72
Carla Slate: Welcome Baskets, intro items

J75
Preferred User:
general truck maintenance

J76
Carla Slate:
replace plow blades, oil changes, etc

Q76
New broom for Road broom

J77

based on actuals year before and estimate on ploew truck useage

J79
Bruin waste, cleaning and needed suplies , paint fencing stain etc

Carla Slate:
Spring cleanup

S79
decoration and property maintenance

J80
Bruin waste, cleaning and needed suplies , paint fencing stain etc

P80
Carla Slate:
spring cleanup

S80
decorations

V92
Delineators

S104
Carla Slate:
end of year blow out

S109
Carla Slate:
fall blow out

D114
Fish and food pond and ditch maintenance

Q114
equipment rental

S114
maintenance

J115
Carla Slate:
based on 80 hours of support

J118
Salt and filter bags

J119
R&R 411/mo, CO Dept Health test 21/mo
State Mandated testing

V119
rebuild pumps at PS2

R119
piping , water resting , fall maint.

J120
Paint, flagges, bolts,screws

P132
niox & or scada system replacement

<134
Upgrade PLC at PSII

D161
trailers

171
Clifford G. Gilbert:

Per the HOC By-Laws, the interest earned on the Dain Rauscher account is not included in the calculations to determine RETA.

1	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	
Line Item	Description							2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
144	7056							Other Equipment	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
145	7056							Office Space and furniture	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
146	7057							Mailbox Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
147	7057							Paving	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
148	7057							Filing 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
149	7057							Filing 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
150	7059							Buildings	11,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
151	7059	7007.2						Workshop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
152	7059	7007.2						Filing 2	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
153	7059							Filing 1 Pump Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
154	7059							Work Shop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
155	7060							Equipment	0	1,000	1,500	0	1,000	1,000	1,000	0	1,000	1,000	1,000	1,000	0	0	0	0	0	0	0	
156	7060							Equipment	4,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
157	7060							Truck/Car	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
158	7060							Road Broom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
159	7060							Plow Truck	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
160	7060							Tools & minor equipment	1,200	1,000	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
161	7061							ATV	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
162								TOTAL CAPITAL EXPENDITURES	\$705,400	\$362,000	\$346,293	\$2,000	\$2,500	\$2,500	\$3,400	\$3,500	\$3,000	\$2,500	\$0									
163																												
164								BEGINNING AMOUNT IN CAPITAL FUND	\$2,130,000	\$1,227,939	\$945,550	\$749,099	\$840,958	\$968,702	\$1,141,534	\$1,250,097	\$1,353,953	\$1,468,025	\$1,577,354									
165								Wells Fargo Capital Gain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
166								RETA Above Budget Amount	0	0	50,000	0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
167								Excess/Deficient Revenue Remaining After Operating Expenses	(298,981)	24,353	\$7,292	60,150	92,401	81,740	60,594	51,101	56,145	45,768	(288,736)									
168								Capital Expenditures	705,400	362,000	346,293	2,000	2,500	2,500	3,400	3,500	3,000	2,500	0									
169								Sale of Equipment	19,000																			
170	4050							Interest Earned (Banking Accounts)	300																			
171	4055							Interest Earned (Wells Fargo)	102,000	55,257	42,550	33,709	37,843	43,592	51,369	56,254	60,928	66,061	70,981									
172								YTD AMOUNT IN CAPITAL FUND	\$1,227,939	\$945,550	\$749,099	\$840,958	\$968,702	\$1,141,534	\$1,250,097	\$1,353,953	\$1,468,025	\$1,577,354	\$1,359,599									
173																												
174								NPV OF CAPITAL EXPENDITURES	\$678,352	\$346,877	\$16,194	\$14,923	\$13,095	\$11,184	\$8,287	\$5,160	\$2,392	\$0	\$0									
175																												
176								FREE RESERVES IN CAPITAL FUND	\$549,588	\$598,672	\$732,905	\$826,035	\$955,607	\$1,130,350	\$1,241,810	\$1,348,792	\$1,465,633	\$1,577,354	\$1,359,599									

Cell: K14
Comment: Shoulder work

Cell: I31
Comment: Clifford G. Gilbert:
Calculated by taking the previous year's total and multiplying it by 1 plus the assumed increase in CPI from the 10 Year Assumptions page.

Cell: I127
Comment: Preferred User:
BOD passed for 300,000 for 6 years starting in 2008, passed 12/05/2007

ALDASORO HOC 10 YEAR FORECAST SUMMARY

Line Item	Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	REVENUE											
4001	RETA	\$203,175	\$275,000	\$300,000	\$300,000	\$325,000	\$400,000	\$400,000	\$325,000	\$400,000	\$325,000	\$325,000
4005	Design Review Board Fees	5,550	10,700	11,450	11,450	11,450	11,450	11,450	11,450	11,450	11,450	10,700
4006	Water Tap Fee	0	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
4007	Monthly Water Fee	22,500	21,900	22,500	23,100	23,700	24,300	24,900	25,500	26,100	26,700	27,300
4008	Water Overage	21,634	21,634	21,634	21,634	21,634	21,634	21,634	21,634	21,634	21,634	21,634
4010	HOC Assessment	209,250	224,750	240,250	255,750	271,250	286,750	302,250	317,750	333,250	348,750	0
4020	Sunnyside Payments and other revenue	17,178	20,787	17,671	29,660	31,146	32,702	34,338	36,052	37,856	39,746	41,740
	TOTAL REVENUE	\$479,287	\$598,771	\$637,505	\$665,594	\$708,180	\$725,836	\$743,572	\$761,386	\$779,290	\$797,280	\$450,374
	OPERATING EXPENSES											
5000	Administration Expenses											
5001	Payroll	\$216,853	\$225,652	\$232,062	\$238,665	\$245,466	\$254,180	\$261,396	\$268,827	\$276,482	\$284,366	\$265,717
5002	Consulting Fee	15,950	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
5003	Legal	39,815	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
5004	Accounting	5,500	5,775	6,064	6,367	6,685	7,020	7,371	7,739	8,126	8,532	8,959
5005	Bank Charges	300	309	318	328	338	348	358	369	380	391	403
5006	Computer Expense	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376
5007	Meeting Expense	49,485	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159
5008	Top of the Hill HOA Dues	11,100	11,433	11,776	12,129	12,493	12,868	13,254	13,652	14,061	14,483	14,917
5009	Dues/Fees/Licenses	6,385	6,577	6,774	6,977	7,186	7,402	7,624	7,853	8,088	8,331	8,581
5010	Property Tax/Top Hill	8,100	8,343	8,593	8,851	9,117	9,390	9,672	9,962	10,261	10,569	10,886
5011	Postage Expense	3,100	3,193	3,289	3,387	3,489	3,594	3,702	3,813	3,927	4,045	4,166
5012	General Office Supplies	5,800	5,974	6,153	6,338	6,528	6,724	6,926	7,133	7,347	7,568	7,795
5013	Insurance	76,830	35,875	36,951	38,060	39,201	40,378	41,589	42,837	44,122	45,445	46,809
5014	Corporate Tax	42,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
5015	Tax Penalties	22,465	23,139	23,833	24,548	25,285	26,043	26,824	27,629	28,458	29,312	30,191
5016	Utilities	1,400	19,246	19,823	20,418	21,030	21,661	22,311	22,980	23,670	24,380	25,111
5017	Lodging/Meals	600	618	637	656	675	696	716	738	760	783	806
5018	Travel/Entertainment	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613
5019	Education	14,645	15,084	15,537	16,003	16,483	16,978	17,487	18,012	18,552	19,108	19,682
5020	Telephone Expense	3,000	7,926	8,164	8,409	8,661	8,921	9,188	9,464	9,748	10,040	10,341
5021	Dial-a-Ride	3,950	4,069	4,191	4,316	4,446	4,579	4,717	4,858	5,004	5,154	5,308
6000	Field Expenses	246,750	151,401	145,619	158,920	156,961	170,898	196,725	210,577	209,571	223,649	223,290
6001	Signs	600	618	637	656	675	696	716	738	760	783	806
6002	Truck Repair/Mtce	1,700	3,620	3,729	3,840	3,956	4,074	4,197	4,322	4,452	4,586	4,723
6003	Equipment Repair/Mtce	4,805	4,949	5,098	5,251	5,408	5,570	5,737	5,910	6,087	6,269	6,458
6004	Gasoline	8,085	8,328	8,577	8,835	9,100	9,373	9,654	9,944	10,242	10,549	10,866
6005	Property Maintenance - Land	16,450	13,809	14,693	15,604	16,542	17,508	18,503	19,528	20,584	21,672	22,792
6006	Property Maintenance - Roads	88,880	13,390	2,998	11,550	4,700	13,600	34,238	42,745	36,234	44,641	40,088
6007	Landscape Maintenance	58,525	101,779	104,833	107,978	111,217	114,554	117,990	121,530	125,176	128,931	131,154
6008	Irrigation Ditch Maintenance	650	670	690	710	732	754	776	799	823	848	874
6009	Snowplowing	1,915	1,972	2,032	2,093	2,155	2,220	2,287	2,355	2,426	2,499	2,574
6010	Water Disinfection/Miox	2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957
6011	Water System Expense	19,000	19,570	20,157	20,762	21,385	22,026	22,687	23,368	24,069	24,791	25,534
6012	Maintence Items	2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957
	TOTAL OPERATING EXPENSES	\$775,828	\$574,418	\$580,213	\$605,444	\$615,779	\$644,096	\$682,978	\$710,285	\$723,145	\$751,512	\$739,110

ALDASORO HOC 10 YEAR FORECAST SUMMARY

Line Item	Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	Excess/Deficient Revenue Remaining After Operating E:	(\$296,541)	\$24,353	\$57,292	\$60,150	\$92,401	\$81,740	\$60,594	\$51,101	\$56,145	\$45,768	(\$288,736)
	CAPITAL EXPENDITURES											
7051	Road Paving	\$625,000	\$360,500	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7052	Water Disinfection System	23,000	500	500	1,000	1,000	2,500	2,500	2,500	2,500	2,500	0
7053	Water Delivery System	36,500	500	0	0	1,000	0	0	0	0	0	0
7054	Landscaping	0	500	0	0	500	0	500	0	500	0	0
7056	Office	3,000	0	1,000	1,000	0	0	400	1,000	0	0	0
7057	Mailbox Buildings Paving	3,000	0	1,000	1,000	0	0	400	1,000	0	0	0
7059	Buildings	0	0	0	0	0	0	0	0	0	0	0
7060	Equipment	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CAPITAL EXPENDITURES	\$705,400	\$362,000	\$346,293	\$2,000	\$2,500	\$2,500	\$3,400	\$3,500	\$3,000	\$2,500	\$0
	BEGINNING AMOUNT IN CAPITAL FUND	\$2,130,000	\$1,227,939	\$945,550	\$749,099	\$840,958	\$968,702	\$1,141,534	\$1,250,097	\$1,353,953	\$1,468,025	\$1,577,354
	Wells Fargo Capital Gain	0	0	0	0	0	0	0	0	0	0	0
	RETA Above Budget Amount	0	0	0	0	0	50,000	0	0	0	0	0
	Excess/Deficient Revenue Remaining After Ope	(298,961)	24,353	57,292	60,150	92,401	81,740	60,594	51,101	56,145	45,768	(288,736)
	Capital Expenditures	705,400	362,000	346,293	2,000	2,500	2,500	3,400	3,500	3,000	2,500	0
	Sale of Equipment											
4050	Interest Earned (Banking Accounts)	300	0	0	0	0	0	0	0	0	0	0
4055	Interest Earned (Wells Fargo)	102,000	55,257	42,550	33,709	37,843	43,592	51,369	56,254	60,928	66,061	70,981
	YTD AMOUNT IN CAPITAL FUND	\$1,227,939	\$945,550	\$749,099	\$840,958	\$968,702	\$1,141,534	\$1,250,097	\$1,353,953	\$1,468,025	\$1,577,354	\$1,359,599
	NPV OF CAPITAL EXPENDITURES	\$678,352	\$346,877	\$16,194	\$14,923	\$13,095	\$11,184	\$8,287	\$5,160	\$2,392	\$0	\$0
	FREE RESERVES IN CAPITAL FUND	\$549,588	\$598,672	\$732,905	\$826,035	\$955,607	\$1,130,350	\$1,241,810	\$1,348,792	\$1,465,633	\$1,577,354	\$1,359,599