



November 22, 2024

Dear Eagle Ranch Owner,

As a member of the Eagle Ranch Association, you are cordially invited to attend the Annual Meeting of Members scheduled for Wednesday, December 11<sup>th</sup>, 2024 at 5:00 p.m. MST at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Google Meet will be circulated by email in advance of the meeting. The purpose of the meeting is to review the 2025 Operating Budget, elect two (2) Directors, and provide a community update.

**Annual Election.** You'll find enclosed with this letter, the official notice, proxy ballot, and 2025 Budget. The Association's current Board of Directors includes three (3) Residential representatives (Liz Adams, Eric Eves, and Kevin Sharkey) and three (3) Commercial representatives (Steve Lindstrom, Clark Gundlach, and Corina Lindley). One Residential Director seat (currently vacant) will be elected at this meeting. There are 2 candidates for the Residential seat: Jasen Brown and Tom Olden. The term of the Commercial Director Clark Gundlach also expires and he has chosen to seek reelection to the Board. Candidate names are listed on the proxy ballot for their respective class, and candidate forms are enclosed within the meeting packet. Members vote only for the Director in their class, Residential or Commercial.

**2025 Budget.** The 2025 Budget approved by the Board of Directors keeps dues flat at \$350 per lot. With the high revenue from real estate transfer fees seen in recent years, dues are able to be maintained at the same level for the coming year. CCIOA provides that the Budget will be deemed ratified unless a majority of all owners vote to reject it at the meeting.

**Capital Improvement Fund and Replacement Reserve Fund.** Maintaining the Capital Improvement Fund provides the Association with the possibility of new enhancements in the future for the community, important to protecting property values, future flexibility and a financial safety net (working capital) in difficult economic periods. Additionally, the Board is committed to maintaining Eagle Ranch Association property, and reviews the Replacement Reserve Fund to ensure that the reserves are adequate to cover expected costs of future replacement. The 15-year replacement plan is on solid footing with a projected Year-end balance of \$1,786,476, and will be maintained at the level necessary to keep the property at the expected standard.

**Proxy.** Regardless of whether you plan to attend the meeting in person, and to ensure that your votes are counted and that a quorum is present, please complete and return the enclosed proxy ballot in advance of the meeting. Only members whose accounts are in good standing are eligible to vote at the Annual Meeting.

Eagle Ranch Association  
PO Box 5905, Eagle, CO 81631

NOTICE OF ANNUAL MEETING  
OF THE MEMBERS

NOTICE IS HEREBY GIVEN that a meeting of all members (the "Annual Meeting") of Eagle Ranch Association, a Colorado nonprofit corporation (the "Association"), will be held Wednesday, December 11<sup>th</sup>, 2024 at 5:00 p.m. MST at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Google Meet will be circulated by email in advance of the meeting. The purpose of the meeting is to review the 2025 Operating Budget, elect two (2) Directors, and provide a community update.

The voting right may be exercised by attending the meeting or by completing the enclosed proxy.

Please sign and return the enclosed proxy regardless of whether you plan to attend the meeting in person. This action will not limit your right to vote in person if you wish to attend the meeting and vote personally, but will help ensure that a quorum is represented.

EAGLE RANCH ASSOCIATION

EAGLE COUNTY, COLORADO

Date of Notice: November 22, 2024

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MEMORANDUM  
Reserve Assessment Resolution

TO: Members of Eagle Ranch Association

It is respectfully requested that the following resolution be brought before the Members for ratification. This resolution assures that the Association is **in compliance with the Internal Revenue Code** which requires that the members of the non-profit corporation are advised and acknowledge that a portion of their annual assessments is saved for future reserve expenditures as opposed to current fiscal year operating expenses.

*Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:*

*Resolved that the amount collected by or paid to the Association for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund during the year ended December 31, 2024, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and*

*Resolved that excess membership income over membership expense collected by or paid to the Association at fiscal year-end shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by I.R.S. Revenue Ruling 70-604; and*

*Be it further resolved that interest earned on for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund shall be deposited in the respective Fund(s).*

**EAGLE RANCH ASSOCIATION  
ANNUAL MEETING  
OF THE MEMBERS**

Eagle County Building  
500 Broadway Street  
Eagle, Colorado 81631

Wednesday, December 11<sup>th</sup>, 2024  
5:00 p.m. MST

**A G E N D A**

1. Call to Order
2. Introductions
3. Certification of Notice
4. Verification of Quorum
5. Minutes Approval
  - a. Annual Meeting – December 13, 2023
6. Election of Residential Director
7. Election of Commercial Director
8. Presentation of Approved 2025 Budget Plan
9. Approval of IRS Resolution re: Reserve Assessments
10. Unfinished Business
11. New Business
12. Adjournment

MINUTES OF THE ANNUAL MEETING  
OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

The Annual Meeting of the Members of Eagle Ranch Association (the "Association") was held on December 13, 2023, at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631 and via video/teleconference.

The following Directors were present in person or via video/teleconference\*:

Liz Adams\*  
Cameron Douglas  
Eric Eves  
Clark Gundlach  
Steve Lindstrom  
Kevin Sharkey\*  
David Viele\*

The following owners (listed alphabetically) were present in person or via video/teleconference\*:

Lee Adams\*  
John Alexander  
Tom Allender  
Molly Ansfield  
Bryan Austin\*  
Mary Bates  
Peter Bates  
Caroline Bradford  
Steven Bratschie\*  
Karen Conklin\*  
James Crine  
Robert D'Agostino  
Mick & Jenny Daly  
Jim D'Ambrisi\*  
Matt Debus\*  
Danny Douglas  
Sarah Douglas\*  
Alex Dow\*  
Stewart Eves\*  
Ann Faison  
Laureen Gates  
Patrick Gates  
Julie Geiman  
Bill & Amy Gibson  
Howard Glasser  
Geoff Grimmer  
Jeremy Gross  
Andrew Harbourne  
Mitch Hayne  
Stephanie Hays\*  
Bret Hooper  
Brooke Horan-Kates\*  
Aspen Kron  
Corina Lindley  
Steven Manning

Dominic Mauriello\*  
Susan Metcalf  
Nicole Mosby  
Thomas Murphy  
Tom Olden\*  
Elizabeth Oliver  
Melanie Richmond  
Kent & Rayna Rose  
Alex Reber  
Melisa Rewold-Thuon  
Kymberly Sabins\*  
Michelle Shaub  
Kate Sheldon  
Brad Stempihar\*  
Angelo Smyrnios  
Steve Tarrant  
Jeff Tucker\*  
David Tyler\*  
Melanie & Denis Weisman  
Fred Weisman\*  
Jessica Wheeler  
Justin Yarnell

Also present were:

Shelley Bellm, East West Hospitality (“EWH”) Assistant Association Manager  
Dave Crawford, EWH Director of Operations  
Nick Richards, EWH Association Manager  
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. Steve Lindstrom, as President, called the meeting to order at 5:07 p.m. MST.
2. Board & Staff Introductions. Mr. Lindstrom introduced Members of the Board and EWH Staff.
3. Certification of Notice. Emily Walz, as Secretary, verified that proper notice of the meeting was given in accordance with the Bylaws.
4. Verification of Quorum. It was verified that a quorum of the Membership was present by proxy and those attending in person. (Copies of proxies are maintained in the Association’s records for one year per Colorado statute.)
5. Minutes Approval. The minutes from the 2022 Annual Meeting were circulated prior to the meeting for review. Hearing no changes or additions, upon motion made and seconded, the Members approved the minutes as presented.
6. Residential Director Election. The term of Eric Eves expires at this meeting and he was running for re-election. His name was listed on the proxy ballot sent to all owners, in addition to two other candidates; Danny Douglas and Jeff Tucker. A write-in nomination was also received for Robert D’Agostino. Candidates were provided an opportunity to address the owners before ballots were collected from those present who had not already voted by proxy.

Following the meeting, per Colorado law, a neutral owner volunteer will assist Emily Walz with EWH in verifying the vote count. Candidates will be notified of the results following the meeting.<sup>1</sup>

7. Commercial Director Election. Corina Lindley was running unopposed for the Commercial Director seat on the Board. Ms. Lindley was elected to a three-year term.
8. Thank You. Outgoing Commercial Director David Viele was thanked for his many years of service on the Board. Residential Director Jamie Harrison, who had recently stepped down from the Board, was also recognized for his service. The Board also thanked Kent Rose for his years of service with the Eagle Ranch Wildlife Committee. A new trailhead was named in his honor.
9. 2024 Approved Budget. An overview of the approved 2024 Budget was provided. With the high revenue from real estate transfer fees seen in recent years, dues will be maintained at the same level (\$350) for the coming year. It was clarified that the salaries and wages line item includes salaries for Association Staff, including Nick Richards, Shelley Bellm, and the new DRB Administrator. DRB Fees will be increased to cover the actual cost of DRB review and to align more closely with fees in similar communities in the Vail Valley. Reserve projects completed over the past year were reviewed, including (but not limited to); asphalt replacement in several areas of Eagle Ranch roads, as well as over two miles of seal coating and crack repair. Ongoing focus for the Board and Management will be tree maintenance, asphalt repairs, and parks.

**Shelley Bellm indicated that Management is working to coordinate a meeting between the Eagle Ranch Board and the sub-association boards to clarify the maintenance responsibilities between the Master Association and sub-associations.**

10. Replacement Assessment Resolution. Upon motion made and seconded, the following resolution was approved:

*Whereas, the Eagle Ranch Association is a Colorado corporation duly organized and existing under the laws of the State of Colorado, and*

*Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:*

*Resolved that the amount collected by or paid to the Association for Capital Replacement or wildlife improvements during the year ended December 31, 2023, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and*

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<sup>1</sup> Following the meeting, it was confirmed that Eric Eves had been re-elected to a three-year term.

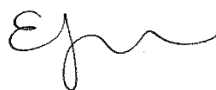
*Be it further resolved that interest earned on the Replacement Reserve funds be deposited in the Replacement Reserve Fund and interest earned on Wildlife Fund shall be deposited in the Wildlife Fund.*

11. New Business.

- a. Hugh Fairfield-Smith from Eagle Valley Wildland addressed those present with an overview of the organization's initiatives surrounding wildfire protection and home assessments. Eagle Valley Wildland will be working with the Board on increased owner education and other wildfire mitigation efforts. Owners were also made aware of Defensible Space Workshops offered by Eagle Valley Wildland.
- b. Nick Richards responded to owner comments regarding the condition of pocket parks; the parks were assessed by an outside party and determined that park equipment has an estimated remaining useful life of five (5) years.
- c. Owners were concerned about the noxious weed spraying around the parks. There has not been notification of spraying activity and flags are not posted as required. The Association is working with a new landscape company in 2024 and will address these issues.
- d. Owners were encouraged to report any issues of off-leash dogs to Eagle County Animal Services. Management receives frequent complaints regarding dogs. It was clarified that Association Staff is only allowed to educate owners of the rules, and encourages owners to utilize the dog park. The dog park is owned and maintained by the Town of Eagle; the Board and Management will continue to engage the Town in discussions to make dog park improvements. Association staff will review opportunities for more educational signage.
- e. It was clarified that the Wildlife Committee controls the spending of wildlife funds. The Wildlife Committee is currently looking at a potential property where funds could be utilized in partnership with the Town and the County.
- f. Owners commended Shelley Bellm and Nick Richards for their hard work for the community and the improvements implemented since they joined the team.
- g. The Executive Eagle Ranch Board made a commitment of \$45,000 contribution to the Commercial District in 2023 and 2024. The Commercial Association is undertaking a professional Reserve Study to identify maintenance priorities. It was clarified that the commercial association does not receive any portion of the transfer fees for real estate sales in the community, and pay more due per square feet than the Residential owners. Mick Daly asked the Board to consider a long-term solution for funding to the Commercial Association, including asking the Town of Eagle for a grant. Association Staff, Board Members, Commercial Association representatives, and the Association Attorney have met to begin exploring opportunities to assist the Commercial Association. A committee will be formed in January 2024 to continue discussions.
- h. Corina Lindley encouraged commercial owners to reach out to her with any comments or questions.

There being no further business, upon motion made and seconded, the meeting closed at approximately 6:39 p.m. MST.

Respectfully submitted,



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Emily Walz, Secretary



## Executive Board Candidate Form

Complete this form to indicate your interest in serving on the Eagle Ranch Association Executive Board. One member will be elected as a Residential Owner representative, and one member will be elected as a Commercial Owner representative. Elections will be held at the Annual Association Meeting on December 11, 2024.

First Name: Jasen

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Last Name: Brown

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Email: JasenBrown@hotmail.com

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Phone Number: 3032486268

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Employer: The Ritz-Carlton, Bachelor Gulch & The Ritz-Carlton Club & Residences, Vail

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Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a commercial representative.):

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- Residential Owner
- Commercial Owner



Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 105 Ewing St

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Please list any related experience, including any current or previous HOA Board service:: currently operate two separate mixed use facility hotels in the valley

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What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?: development and construction

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Additional Comments::

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## Executive Board Candidate Form

Complete this form to indicate your interest in serving on the Eagle Ranch Association Executive Board. One member will be elected as a Residential Owner representative, and one member will be elected as a Commercial Owner representative. Elections will be held at the Annual Association Meeting on December 11, 2024.

First Name: Tom

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Last Name: Olden

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Email: pinemartenlogging@yahoo.com

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Phone Number: 970-471-5647

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Employer: Self

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Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a commercial representative.):

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- Residential Owner
- Commercial Owner

Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 1864 Eagle Ranch Rd., 77 Aster Ct.

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Please list any related experience, including any current or previous HOA Board service:: Current Board of Directors for The Colorado Timber Association (CTIA), Member at Large, White River National Forest. Current owner of commercial and residential properties in the Town of Eagle.

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What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?: Provide commonsense to Executive Board decisions. Have representation for our diverse group of home owners. Provide unique knowledge of small business with family's that live within our HOA boundaries. Provide a perspective of conservative financial planning for sound HOA future.

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Additional Comments:: I believe in owner involvement. The Executive Board needs to be involved with the separate HOA committees and their boards of representatives. Further to be involved with the Town of Eagles committees, and Town Council as planning occurs that will impact our HOA , and the increase of visitors within in our neighborhoods.

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**EAGLE RANCH  
ASSOCIATION  
RESIDENTIAL PROXY**

The undersigned hereby appoints \_\_\_\_\_ or in such person's absence or if left blank, any member of the Board of Directors of the Association, who will attend the meeting in my place as my/our Proxy, to act as proxy of the undersigned, with power of substitution, and hereby authorizes such person to vote, as designated below, the Owner's vote in Eagle Ranch Association (the "Association") at the Meeting of Members to be held on **December 11, 2024**, or at any adjournment or postponement thereof. My/our Proxy above-named shall have full authority to vote upon any and all matters that may be presented at said Meeting as fully and with the same effect as if the undersigned had been present at said Meeting, and I/we hereby ratify and confirm all that my/our Proxy may cause to be done by virtue of this instrument.

This Directed Proxy is irrevocable except by actual notice by the undersigned to the Secretary of the Association or to the officer presiding over the Meeting that it is revoked. Unless sooner terminated, this Directed Proxy shall terminate automatically upon the final adjournment of the Annual Meeting for which it is given.

1. With respect to the vacancies for Residential Director, vote for **one (1)** candidate listed below (candidate forms are enclosed):
  - Jasen Brown
  - Tom Olden
  
2. With respect to the enclosed resolution regarding Replacement Reserve Assessments, vote to
  - Approve Resolution
  - Disapprove Resolution
  
3. With respect to any other matter that may properly come before the meeting:
  - Authority Granted
  - Authority Withheld

*This proxy is being solicited on behalf of the Board of Directors of the Association and may be revoked prior to its exercise with actual notice to the Secretary of the Association. This proxy, when properly executed, will be voted as directed above by the undersigned owner. \* If you own multiple properties, please indicate below.*

Eagle Ranch Lot/Address \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
\*Total # Properties Owned: \_\_\_\_\_ Name: \_\_\_\_\_  
(please print)

Email address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
(please print) (Corrections only)

Please sign, date and return this proxy by email to [sbellm@eastwest.com](mailto:sbellm@eastwest.com), or by mail to Eagle Ranch Proxy, PO Box 5905, Eagle, CO 81631 to be received no later than 12:00 p.m. MST on December 11, 2024.



**Eagle Ranch Homeowner's Association**  
**2025 Approved Budget**

	2024 Approved Budget	9 months 01/2024-09/2024 Actual	3 months 10/2024-12/2024 Projected	2024 Projected	'23 Pro-'23 Bud Variance Favorable/ (Unfavorable)	2025 Approved Budget	Variance '23 Bud-'24 Bud Favorable/ (Unfavorable)	3-Year Average
<b>Total DRB/Covenant Expenses</b>	\$ 10,000	\$ 7,309	\$ 3,000	\$ 10,309	\$ (309)	\$ 10,310	\$ (310)	\$ 63,103
<b>Maintenance Expenses</b>								
6510 Common Area Maintenance- General	\$ 56,116	\$ 39,123	\$ 16,993	\$ 56,116	\$ -	\$ 56,116	\$ -	\$ 42,979
6626 Landscaping-Boulevards and Pocket Parks	100,000	89,502	20,000	109,502	(9,502)	120,000	(20,000)	100,067
6466 Irrigation - Water	93,000	68,562	23,652	92,214	786	93,000	-	80,061
6686 Trees	104,000	71,550	20,000	91,550	12,450	125,000	(21,000)	76,642
6687 Biking/Hiking Trails Maintenance	12,000	90	7,000	7,090	4,910	12,000	-	10,651
6675 Snowplowing- Paths	24,000	11,498	12,502	24,000	-	24,000	-	17,106
6673 Commercial District Infrastructure	45,000	45,000	-	45,000	-	45,000	-	-
6629 Maintenance- Alleys	20,000	-	-	-	20,000	5,000	15,000	13,943
Wildlife Fund Contribution	-	-	-	-	-	30,000	(30,000)	389,328
<b>Total Maintenance Expenses</b>	\$ 454,116	\$ 325,325	\$ 100,147	\$ 425,472	\$ 28,644	\$ 510,116	\$ (56,000)	\$ 730,777
<b>Vehicle Expenses</b>								
6691 Maintenance & Registration	\$ 1,774	\$ 82	\$ 500	\$ 582	\$ 1,192	\$ 1,500	\$ 274	\$ 1,717
8012 Vehicle Insurance	1,911	2,568	290	2,858	(947)	1,500	411	1,465
6692 Fuel	1,000	387	129	516	484	500	500	870
6693 Mileage	400	-	100	100	300	100	300	-
<b>Total Vehicle Expenses</b>	\$ 5,085	\$ 3,038	\$ 1,019	\$ 4,056	\$ 1,029	\$ 3,600	\$ 1,485	\$ 4,053
<b>Fixed Expenses</b>								
8010 Insurance	\$ 18,000	\$ 13,375	\$ 4,690	\$ 18,065	\$ (65)	20,650	\$ (2,650)	\$ 13,136
8000 Income Taxes - Op., Imp., Replacement Funds	27,719	20,207	6,854	27,062	657	23,622	4,097	9,578
8000 Provision of Income Tax-Wildlife	4,913	5,404	1,459	6,863	(1,950)	7,560	(2,647)	4,119
8040 Capital Assets Deperciation	-	14,987	-	14,987	(14,987)	14,987	(14,987)	-
<b>Total Fixed Expenses</b>	\$ 50,632	\$ 53,974	\$ 13,004	\$ 66,978	\$ (16,346)	\$ 66,819	\$ (16,187)	\$ 26,833
<b>Non-Operating Expenses</b>								
Replacement Reserve Assessments	\$ 83,710	\$ 62,865	\$ 20,955	\$ 83,820	\$ (110)	\$ 33,820	\$ 49,890	\$ 83,692
Interest Income - Repl Reserve	106,000	79,714	25,063	104,777	1,223	61,600	44,400	24,276
Wildlife Fund Accrual	172,543	169,539	34,543	204,082	(31,539)	194,804	(22,261)	211,645
Interest Income - Capital Improvement Fund	-	32,550	4,379	36,929	(36,929)	37,770	(37,770)	4,829
<b>Total Non-Operating</b>	\$ 362,253	\$ 344,669	\$ 84,939	\$ 429,608	\$ (67,356)	\$ 327,994	\$ 34,259	\$ 324,442
<b>TOTAL EXPENSES</b>	\$ 1,454,908	\$ 1,159,386	\$ 359,353	\$ 1,518,739	\$ (63,831)	\$ 1,544,975	\$ (90,067)	\$ 1,553,074
<b>OPERATING INCOME</b>	\$ (0)	\$ 160,748	\$ (24,093)	\$ 136,654	\$ 136,655	\$ 0	\$ (1)	\$ 30,246
<b>Uses of Operating Income</b>								
Replacement Reserve Fund	\$ (0)	\$ 160,748	\$ (24,093)	\$ 136,654	\$ 136,655	\$ 0	\$ (1)	\$ -
Capital Improvement Fund	-	-	-	-	-	-	-	\$ -
<b>Total Required Uses of Operating Income</b>	\$ (0)	\$ 160,748	\$ (24,093)	\$ 136,654	\$ 136,655	\$ 0	\$ (1)	\$ 30,246



**The Eagle Ranch Owner's Association  
Replacement Reserve Fund 15-year Study  
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2025-2039**

<b>Rate of Assessment Increase:</b>	<b>3.00%</b>
<b>Rate of Inflation:</b>	<b>3.00%</b>
<b>Rate of Interest:</b>	<b>4.03%</b>

Rate of Assessment Increase:	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Interest	4.50%	4.50%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

DEPARTMENT:	2025 REPLACEMENT COST	Projects occurring in:														
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
TOTAL VEHICLES	\$52,000	\$0	\$0	\$0	\$0	\$0	\$60,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BUILDINGS	\$69,758	\$0	\$0	\$1,591	\$3,014	\$19,134	\$0	\$0	\$0	\$16,795	\$0	\$0	\$0	\$0	\$4,050	\$25,714
TOTAL FURNITURE, FIXTURES, & DECOR.	\$21,350	\$4,000	\$0	\$4,774	\$7,594	\$0	\$4,637	\$0	\$5,534	\$15,138	\$0	\$5,376	\$0	\$6,416	\$10,206	\$0
TOTAL ERFC EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ALLEYS	\$467,800	\$0	\$0	\$0	\$79,551	\$0	\$0	\$0	\$0	\$92,221	\$0	\$0	\$0	\$28,515	\$106,909	\$0
TOTAL IRRIGATION	\$123,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,630	\$23,823
TOTAL PARKS	\$161,876	\$20,000	\$22,660	\$27,371	\$26,991	\$22,510	\$23,185	\$26,269	\$31,731	\$31,290	\$26,095	\$26,878	\$30,453	\$36,785	\$46,862	\$83,192
TOTAL RECREATION PATHS	\$565,040	\$264,200	\$34,608	\$0	\$155,211	\$73,383	\$306,280	\$40,120	\$0	\$179,932	\$85,071	\$355,063	\$46,510	\$0	\$208,591	\$189,376
TOTAL FENCE	\$521,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL ANNUAL EXPENSE:</b>	<b>\$1,982,195</b>	<b>\$288,200</b>	<b>\$57,268</b>	<b>\$33,737</b>	<b>\$272,361</b>	<b>\$115,027</b>	<b>\$394,385</b>	<b>\$66,389</b>	<b>\$37,265</b>	<b>\$335,376</b>	<b>\$111,167</b>	<b>\$387,317</b>	<b>\$76,963</b>	<b>\$71,716</b>	<b>\$403,249</b>	<b>\$322,106</b>
<b>PREVIOUS YEAR END BALANCE</b>	<b>\$ 1,786,476</b>	<b>\$1,593,696</b>	<b>\$1,642,979</b>	<b>\$1,710,841</b>	<b>\$1,543,870</b>	<b>\$1,528,663</b>	<b>\$1,234,632</b>	<b>\$1,258,011</b>	<b>\$1,312,659</b>	<b>\$1,072,631</b>	<b>\$1,048,497</b>	<b>\$748,571</b>	<b>\$748,366</b>	<b>\$754,804</b>	<b>\$431,413</b>	
4015 CURRENT YEAR ASSESSMENTS	33,820	34,835	\$35,880	\$36,956	\$38,065	\$39,207	\$40,383	\$41,594	\$42,842	\$44,127	\$45,451	\$46,815	\$48,219	\$49,666	\$51,156	
4025 CURRENT YEAR INTEREST	61,600	\$71,716	\$65,719	\$68,434	\$61,755	\$61,147	\$49,385	\$50,320	\$52,506	\$42,905	\$41,940	\$29,943	\$29,935	\$30,192	\$17,257	
CURRENT YEAR END BALANCE	\$ 1,593,696	\$1,642,979	\$1,710,841	\$1,543,870	\$1,528,663	\$1,234,632	\$1,258,011	\$1,312,659	\$1,072,631	\$1,048,497	\$748,571	\$748,366	\$754,804	\$431,413	\$177,720	
SPECIAL ASSESSMENT REQUIRED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AMOUNT REQUIRED FOR 100% FUNDING		621,679	721,793	901,127	855,635	964,286	867,698	1,037,407	1,253,168	1,193,386	1,347,567	1,242,486	1,446,323	1,675,244	1,590,815	1,582,541
<b>CURRENT % FUNDED</b>	<b>Average 116%</b>	<b>256%</b>	<b>228%</b>	<b>190%</b>	<b>180%</b>	<b>159%</b>	<b>142%</b>	<b>121%</b>	<b>105%</b>	<b>90%</b>	<b>78%</b>	<b>60%</b>	<b>52%</b>	<b>45%</b>	<b>27%</b>	<b>11%</b>

*\*\*% Reserve Funding in the 70%-130% Range is considered "strong" because in this range cash flow problems and special assessments are generally rare*



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