	Highlands at Breckenridge POA	2021 Budget	2020 Budget	2020 Actual		Comments
		12 months	12 months	YTD Nov 30		
1	**Income**					
2	**Annual Assessments**	$21,750	$21,750	$ 21,575		$150 X 145 lots
3	**Fines and Change Fees**	900	1,000	2,700		
4	**Interest Income**	150	1,200	451		
5	**Total Income**	**$22,800**	**$23,950**	**$24,726**		
6	**Expenses**					
7	**Accounting**	200	200	67		Tax return fee
8	**Annual Meeting**	0	250	241		Online only in Feb 2021
9	**Common Area Maintenance**	5,000	4,800	2,195		Flowers & Irrigation $2,700/ Treework $600 / Trimming $300 / Soil Amendment $1400
10	**Contingency**	0	1,937	0		
11	**Design Review Administrative**	1,000	1,000	2,343		Michael Houx. $1,350 in 2020 was from 2019
12	**DORA Registration**	40	33	33		
13	**Firewise and Forest Health**	20,000	900	300		New Wildfire Initiatives - see footnote below
14	**Insurance**	650	680	643		
15	**Legal**	1,000	1,000	506		West Huntley Gregory
16	**Management Fees**	12,295	12,050	11,814		Alpine Edge
17	**Office Supplies**	100	100	113		
18	**Postage**	400	100	193		
19	**Property Taxes**	250	250	235		
20	**Storage Unit**	600	0	290		$50 / month, storing approved plans
21	**Website**	150	150	150		
22	**Welcome Committee**	500	500	0		Delayed start up
23	**Total Expenses**	**$42,185**	**$23,950**	**$19,022**		
24	**Net Income**	**($19,385)**	**$0**	**$5,754**		
25						
26	**Retained Earnings Jan.1**	**$94,930**	**$89,176**	**$ 89,176**		
27	**Retained Earning Dec.31**	**$75,545**	**$89,176**	**$ 94,930**		

Footnote for line 13 -

In view of the increased incidence of major wildfires in Colorado in recent years, the current extended drought conditions, and the critical importance of our neighborhood forest to our continued enjoyment our mountain homes, the Board believes it is prudent to aggressively and urgently promote wildfire risk reduction practices by all of our Association's members. This will include fuel reduction through thinning and removal of overcrowded living trees, subject to our Forest Health Policy. The Board anticipates it will incur costs during 2021 to identify best opportunities, negotiate discounted group rates with tree contractors, communicate with Owners, and possibly to partially subsidize costs incurred. Cost details are not yet available.