2012-2018 Comparitive Budgets

Cash Balances	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/16		12/31/2017		5/11/2018	
Checking - Zions	1,738	14,431	121	517		3,740		$ 11,623.28		$ 18,428.77	
Zions Money Market	52,047	60,367	55,902	75,039		75,135		$ 60,205.22		$ 101,699.91	
Total Cash	53,785	74,798 [1]	56,023	75,556		78,875		$ 71,828.50		$ 120,128.68	

	Actual 2012	Actual 2013	Actual 2014	Actual 2015	Budget 2016	Actual 11/30/16	Budget 2017	Actual 12/31/2017	Budget 1/1/2018	Actual 1/31/2018	Projection assumption	
Revenues	60,571	61,083	59,680	60,371	59,620	67,842		$ 71,078.00				
Special Assessment Snow 17'								$ 9,984.00	$ 1,536.00	$ 1,344.00		
Dues						60,395	60,000	$ 59,835.00	$ 69,375.00	$ 71,455.00	125 lots	$480 for 20
Weed Control/fines						2,200		$ 750.00	$ 1,350.00	$ 300.00		
Late Fees						150	150	$ 500.00	$ 700.00	$ 613.00		
Interest income						97	175					
Road Impact Fees						5,000	1000			$ 2,000.00		
						67,842	61,325	$ 71,069.00	$ 72,961.00	$ 75,712.00		
Expenses												
Corporate Dues	50		0	0	0	105	100	$ 10.00	$ 100.00	$ 315.00		
Bank Service Charges	84	69	56	28	50	82	100	$ 142.49	$ 150.00			
Liability Insurance	625	625	625	625	650	625	650	$ 625.00	$ 650.00	$ 817.00		
Postage	199	139	199	39	100	686	150	$ 115.60	$ 100.00	$ 102.13		
Accounting		150	299	151	300	583	500	$ 500.00	$ 500.00		Audit/Review	
Property Management		3,972	5,958	3,194	4,200	2,100	0				Moved to Water Mngr	
Water Management							6,000	$ 3,850.00	$ 4,200.00	$ 1,400.00	$500 p/mth Erkkila Fee	
Property Mgr.(fuel)	100	243	267	0	0	0	0					
Recreation Expense		893	529	750	500	1,118	0	$ 5,834.97	$ 500.00	$ 961.52		
Water System	4,157	13,025 [2]	2,319	3,055	3,000	4,879	5,000	$ 5,726.45	$ 6,000.00	$ 60.00		
Security								$ 3,236.11	$ 500.00			
MISC.	879		0	0	250	79	150			$ 76.55	HOA Email	
Printing	66		40	44	100	464	250		$ 300.00	$ 157.81		
Legal Services	2,300	1,194	3,549	230	500	0	500		$ 500.00			
Dust Control	6,143	8,447 [3]	0	9,120	9,000	9,523	10,000	$ 9,824.47	$ 10,500.00			
Snow Removal	6,901	9,765	14,128	4,767	13,000	17,355	18,000	$ 24,802.00	$ 18,000.00	$ 1,722.00		
Entrance Gates	2,475	698	6,587	362	1,500	2,615	1,500	$ 1,966.00	$ 1,500.00	$ 8.52		
Road Maintenance	6,514	8,179	12,159	3,137	7,825	4,982	6,000	$ 4,643.34	$ 5,000.00	$ 2,400.00	3-year average	
State Park Passes	9,225	9,300	9,300	9,300	9,300	9,375	9,375	$ 9,375.00	$ 9,375.00	$ 9,300.00	125 lots *$75	
Annual Mtg/Mbr Service			696	26	100	0	1,000	$ 75.03	$ 300.00			
Office Supplies	39	1,882 [4]	30	0	0	0	250	$ 114.63	$ 200.00	$ 201.68		
Income Tax	14		0	0	0	0	0		$ -			
Property Tax	1,723	1,262	74	0	0	0	0		$ 200.00	$ 111.56		
Power	4,360	3,800	5,007	5,253	5,500	5,407	6,000	$ 3,872.95	$ 4,000.00	$ 2,010.34		
Gate Telephone/internet	250	220	272	304	320	492	1,100	$ 1,019.01	$ 1,200.00	$ 309.54		
Water Shares	944	974	1,138	685	1,100	1,158	1,200	$ 566.70	$ 1,200.00	$ 556.70		
Water Test	258	176	710	536	300	1,225	200	$ 1,840.00	$ 2,000.00	$ 690.00		
Weed Control						2,109	250	$ 250.00				
Total Expenses	47,307	65,014	63,941	41,605	57,595	64,962	68,275	$ 78,389.75	$ 66,975.00	$ 21,200.35		
Net Income (loss)	13,264	(3,930)	(4,261)	18,766	2,025	2,880	(6,950)	$ (7,320.75)	$ 5,986.00	$ 54,511.65		

ASPEN COVE WATER TANK INSPECTION

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
4/27/2018	OK	Ok	Ok	OK
Comments:				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				

BALANCE OUTSTANDING ON LOTS IN ASPEN COVE AS OF APRIL 18,2018

	2018 Assessment	2017 SA for snow	2017 Assessment	Late Fees	Weed Fines	
Russ Christensen		$ 96.00		$ 9.00		
Christopher Wilcox					$ 200.00	
Craig Allred					$ 250.00	
Dan Washington				$ 50.00		
Darren Nord		$ 96.00		$ 9.00	$ 250.00	
Deanna McCoard				$ 50.00		
Derkatz Holdings				$ 50.00		
Edward Pace	$ 555.00	$ 96.00		$ 59.00		
Jack Bailey				$ 9.00		
Joe Shenk	$ 555.00	$ 96.00		$ 59.00		
Keith Mattinson		$ 96.00		$ 59.00	$ 200.00	
Lynn Baadsgard					$ 250.00	
Mark Kehl				$ 50.00		
Max Johns	$ 555.00	$ 96.00		$ 109.00		
Michael Clark	$ 555.00	$ 96.00		$ 109.00		
Robert Griffin				$ 100.00		
Robert Rogers				$ 50.00		
Ron Peck				$ 50.00		
Shane Swanson				$ 100.00		
Steve Wilson	$ 75.00					
Tim Ercnbrack				$ 50.00		
Timothy Hoopes		$ 96.00		$ 59.00		
Warren Stratton				$ 50.00		
Totals	$ 2,295.00	$ 672.00	$ -	$ 1,072.00	$ 1,150.00	
						$ 5,189.00
						Total

ASPEN COVE
AT SCOFIELD

October 3, 2012

Attn: Jon Meier
Utah Community Credit Union
PO Box 1900
Provo, UT 84603-1900

RE: Aspen Cove Lot #108

Dear Mr. Meier:

It is my understanding that your credit union has taken possession of Lot #108 in the Aspen Cove Development at Scofield from Ryan and Jana Clark. We have had some problems in the area for the past few years with thistle taking over. It has been identified as a noxious weed by the State of Utah. Carbon County is going to come and spray to help us get rid of the thistle in our association. We need a consent form signed by each property owner giving permission for the county to go on to their property and spray for the thistle. It will not kill any trees or sagebrush that is on the property, but will affect any wild flowers that are growing. They will be coming through the area on ATV's and spraying. There may be tracks through the sagebrush on the property as they go through to spray.

Please sign the enclosed consent form and return it to me as soon as possible. The County would like to get the area sprayed this fall and then again in the spring. You can return it to me by mail, 373 S 950 E Payson, UT 84651 or email it to ranel@southgatehardware.com Or fax 801-465-0332. We do a lot of communication by email about things going on in the association and notices about upcoming events. If you have an email address you would like me to add to the list to keep you informed of things in the association, please include that as well and I will put you on the list.

Thank you for you help in this matter.

Sincerely,

RaNel Webster
Secretary
Aspen Cove Home Owners Association

2012-2018 Comparitive Budgets

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MONTH	April	**GALLONS USED FOR MONTH**	543200
YEAR	2018	**AVERAGE DAILY USAGE**	15088.89
INSPECTOR	MK Erkkila, L.C.	**AVERAGE GPM USED**	10.48

INSPECTION SHEET FOR PUMP HOUSE

DATE	TIME	PUMP RUNNING	METER READING	Gallons Used	GPM	LEVEL IN TANK %	Temp	COMMENTS
1								
2	2:25	10hp	51468700	345000	21.78	84.2	62	Turned off taps
3								
4								
5								
6								
7								
8								
9	8:00		51542500	73800	7.32	86.8	60	
10								
11								
12								Repaired water leak at Dan Allen's
13								
14								
15								
16	9:04		51593400	50900	5.89	87.2	60	
17								
18								
19								
20								
21								
22								
23	10:52		51644100	50700	5.03	86	62	
24								
25								
26								
27	10:42		51666900	22800	3.96	83.5	64	

28								
29								
30								
31								