

Cornerstone Owners Association

Dear Cornerstone Owners Association Members,

The Association will once again be assessing \$2,000 per lot for the annual dues for the upcoming year. As with 2014, a significant portion of the dues will be used to fund a portion of the costs for litigation which is being jointly funded by the Association and the Cornerstone Lot Owners, LLC. As previously communicated, if collections are made on the Cobalt and other delinquent lots, the budget will be reconsidered and a partial refund of dues will be considered by the Board.

We have continued to reduce or eliminate expenditures that we feel we can live without in 2015. However, we feel it is critical the Association has the funds necessary to protect the Association's assets and interests.

Please also keep in mind that although this budget is approved by the Association Board of Directors, it can be altered with a 75% or greater vote of the entire membership who are authorized to vote at the Member Meeting referenced in the accompanying notice.

Please note that this Assessment is in addition to the Metro District assessment which is expected to be billed in mid-December.

If you have any questions, please don't hesitate to contact any of the board members.

Bob Aisner, President
Warren Ache, Secretary
Bill Fugazzi, Treasurer
Jon Nelson
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CORNERSTONE OWNERS ASSOCIATION

2014 PROJECTED ACTUAL AND 2015 ADOPTED BUDGET

	2014 Projected Actual	2015 Adopted Budget	2015 Adopted Budget Comments
REVENUES			
Annual Assessments- Owner Lots	106,000	106,000	53 of 59 platted homesteads each paying \$2,000 by December 31, 2014.
Annual Assessments- Cobalt Lots	-	-	55 homesteads billed but assumed not collected from Cobalt.
Annual Assessments- Thompson Lots	-	-	8 homesteads billed but assumed not collected from Thompson entities.
Wildlife Preservation Transfer Assessment	-	-	Revenue generated from resales of homesteads. Conservatively budgeting for no resales in 2015.
Late Fees, Interest, & Other Income	4,835	-	Based on amounts billed not assumed to be collected
TOTAL REVENUES	<u>110,835</u>	<u>106,000</u>	
EXPENSES			
Accounting, Assoc Management	18,000	18,000	Fees for consultants of the Association.
Legal	90,000	50,000	Continued efforts to protect community and enforce collections
Insurance	5,000	5,250	Coverages: D&O liability, general liability.
Office Supplies & Misc	1,300	1,300	Office supplies, postage, bank fees, meeting expenses, etc.
Operations Contingency	-	10,000	Unforeseen expenses
Trail Maintenance	-	2,000	Minimal maintenance- tree removal and clearing
Fencing	5,000	15,000	Continued extension and repairs to protect property from offsite cattle etc.
Noxious Weed Management	-	5,000	Minimal only.
Maintenance Contingency	-	10,000	Unforeseen repairs and needs
TOTAL EXPENSES	<u>119,300</u>	<u>116,550</u>	
CHANGE BEFORE TRANSFERS	<u>(8,465)</u>	<u>(10,550)</u>	
TRFR FROM (TO) REPLACEMENT RESERVE	<u>(7,200)</u>	<u>(7,200)</u>	Minimum level required by Colorado code.
CHANGE IN FUND BALANCE	<u><u>(15,665)</u></u>	<u><u>(17,750)</u></u>	
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