

OPERATIONAL: PERFORMANCE AND BUDGET

	2021 Dues \$100			2022 Budget Dues \$130	2023 Budget Dues \$250	Notes
	Budget	Actual	Variance	Budget	Budget	
Revenue						
HOA Dues	\$14,540	\$15,280	\$740	\$19,000	\$39,250	
Interest Income	\$250	\$37	(\$213)	\$250	\$0	
Late Fees	\$20	\$323	\$303	\$20	\$0	
Rainbow R. H2O	\$971	\$486	(\$486)	\$971	\$526	
Transfer Fees	\$200	\$595	\$395	\$200	\$350	
City Grant	\$0	\$0	\$0	\$0	\$0	\$250 in grant for 2022
Total Inflows	\$15,981	\$16,720	\$739	\$20,441	\$40,126	
Expenses						
Electricity:						
Pike/Ridgeview Sign	\$580	\$601	(\$21)	\$632	\$668	Lighting for signs
Sunset/Creekside Sign	\$350	\$370	(\$20)	\$382	\$394	
Sunset/Plateau Sign	\$280	\$341	(\$61)	\$305	\$373	
	\$1,210	\$1,312	(\$102)	\$1,319	\$1,435	
Lighting Repair	\$200	\$0	\$200	\$200	\$106	
Fence Repair	\$200	\$0	\$200	\$200	\$400	
Insurance:						
HOA Board Liability	\$525	\$257	\$268	\$578	\$272	
HOA General Liability	\$1,200	\$1,178	\$22	\$1,320	\$1,249	
HOA Special Events	\$240		\$240	\$240	\$0	
	\$1,965	\$1,435	\$530	\$2,138	\$1,521	
Homeowners Meetings	\$2,800	\$359	\$2,441	\$2,950	\$2,000	
Landscaping	\$5,500	\$6,470	(\$970)	\$6,050	\$6,821	Common Area Care (Cleanup/Mowing/etc)
Legal	\$1,000	\$2,607	(\$1,607)	\$1,100	\$966	Unrelated to Governing Documents update
Luminaries	\$570	\$689	(\$119)	\$570	\$500	
Misc.	\$50	\$0	\$50	\$50	\$53	
Office Supplies	\$200	\$64	\$136	\$200	\$372	Includes finance softer and printing supplies
Post Office Box	\$100	\$146	(\$46)	\$100	\$177	
Postage	\$200	\$110	\$90	\$220	\$555	
Snow Removal	\$800	\$990	(\$190)	\$880	\$1,836	Common sidewalks. Required by law
State of CO	\$55	\$38	\$17	\$61	\$67	HOA License Fees
Taxes	\$100	\$135	(\$35)	\$110	\$0	
	\$11,375	\$11,608	(\$233)	\$12,291	\$13,348	
Water:						
Pike/Ridgeview Area	\$800	\$958	(\$158)	\$880	\$586	
Cul-de-Sac	\$900	\$1,081	(\$181)	\$990	\$857	
	\$1,700	\$2,039	(\$339)	\$1,870	\$1,443	
Website, email, e-repository	\$150	\$198	(\$48)	\$150	\$1,244	
Welcome Committee	\$50	\$0	\$50	\$50	\$0	
Covenants By Law Review	\$1,600	\$1,216	\$384	\$1,000	n/a - Reserve	HOA Governing Documents update
Total Expenses	\$18,450	\$17,808	\$642	\$19,217	\$19,496	
Reserve Funding					\$19,500	
Net Income	(\$2,469)	(\$1,088)	\$1,381	\$1,224	\$1,130	

RESERVE FUND: BUDGET

Starting Balance	\$43,028	\$23,289	Not officially recorded at the start of 2022
Reserve Funding	\$0	\$19,500	
Planned Expenditures:			
Legal: Covenants, Architectural Guidelines	(\$14,739)	(\$15,000)	
HOA Common Area Maintenance Projects	(\$5,000)	(\$15,000)	
Estimated Ending	\$23,289	\$12,789	