

	A	E	F	G	H	J
1	Creekside I HOA Financial Performance - 2024 Year End					
2	Last updated 2/26/2025					
3			2024 Budget Dues \$250			
4			Budget	Actual 12/31/2024	Net Balance	
5	Carry forward 2023 Ops Excess		\$0	\$2,089	\$2,089	
6	INCOME					
7	Annual Assessment		\$39,250	\$39,250	\$0	
8	Annual Assessment Credits		(\$60)	(\$60)	\$0	
9	Assesments late charges & Interest		\$0	\$0	\$0	
10	Transfer Fees		\$375	\$250	(\$125)	<- Only 2 home sales in 2024
11	Rainbow Ridge Reimbursement (misc)		\$0	\$34	\$34	
12	Rainbow Ridge Reimbursement (water)		\$413	\$0	(\$413)	<- Rainbow Ridge water reimbursment check received in 2025
13	City Grant		\$0	\$0	\$0	
14	TOTAL INCOME		\$39,978	\$39,474	(\$504)	
15	EXPENSES					
16	EXPENSES					
17	Bank Debit Card Charges		\$0	\$2	(\$2)	
18	Electricity					
19	1800 Ridgeview		\$694	\$716	(\$22)	<- rate increase
20	2113 Creekside		\$0	\$0	\$0	
21	2255 Indian Peaks		\$0	\$0	\$0	
22	TOTAL Electricity		\$694	\$716	(\$22)	
23						
24	HOA Operations:					
25	Board Meetings		\$1,800	\$170	\$1,630	
26	Office Supplies		\$387	\$70	\$317	
27	Post Office Box		\$184	\$182	\$2	
28	Postage		\$577	\$571	\$6	
29	Storage		\$600	\$218	\$382	
30	State of CO		\$70	\$68	\$2	
31	Taxes		\$0	\$0	\$0	
32	Website, email, cloud storage					
33	Website		\$164	\$218	(\$54)	
34	Email		\$323	\$439	(\$116)	<- couple of months paying both google and Ionos during xfer
35	Cloud storage		\$1,171	\$1,080	\$91	
36	Bookkeeping/accounting/finance software		\$64	\$74	(\$10)	<- Quicken price increase
37	Total HOA Operations		\$5,340	\$3,090	\$2,250	
38						
39	Homeowners Meetings		\$2,500	\$1,341	\$1,159	
40						
41	Insurance					
42	HOA Board Fidelity Bond		\$283	\$298	(\$15)	
43	HOA General Liability		\$1,225	\$1,178	\$47	
44	HOA Special Events		\$0	\$0	\$0	
45	TOTAL Insurance		\$1,508	\$1,476	\$32	
46						
47	Landscaping		\$7,094	\$7,081	\$13	
48	Sprinkler system repairs					
49	Plants & Planting					
50	Legal		\$2,600	\$0	\$2,600	
51	Lighting Repair		\$110	\$0	\$110	
52	Fence Repair		\$416	\$12	\$404	
53	Luminaria		\$520	\$654	(\$134)	
54	Misc		\$55	\$84	(\$29)	
55	Snow Removal		\$2,100	\$805	\$1,295	
56						
57	Water					
58	1900 Emerald		\$586	\$896	(\$310)	<- rate increases + hot dry summer
59	2004 Ridgeview		\$891	\$1,004	(\$113)	<- rate increases + hot dry summer
60	TJB backflow test + plumber certification			\$90		
61	TOTAL Water		\$1,477	\$1,990	(\$513)	
62						
63	2022 Reserve Correction					
64	Financial Review		\$0	\$2,011	(\$2,011)	<- un-budgeted financial review covered by 2023 ops carry forward
65						
66	TOTAL EXPENSES		\$24,414	\$19,262	\$5,152	
67						
68	Reserve Funding		\$15,000	\$15,000	\$0	
69						
70	NET INCOME		\$564	\$5,212	\$4,648	
71	Cumulative Ops Balance			\$7,301		
72						
73	RESERVE FUND:					
74	Opening Balance		\$40,465	\$40,465	\$0	
75						
76	INCOME					
77	Reserve Funding		\$15,000	\$15,000	\$0	
78	Interest Income		\$0	\$42	\$42	
79	TOTAL INCOME		\$15,000	\$15,042	\$42	
80						
81	EXPENSES					
82	Legal:Covenants		\$5,760	\$0	\$5,760	
	Common Area Capital Projects		\$15,300	\$1,100	\$14,200	
83						
84	Miscellaneous		\$0	\$18	(\$18)	
85	TOTAL RESERVE FUND EXPENSES		\$21,060	\$1,118	\$19,942	
86						
87	Reserve Fund - Ending Balance		\$34,405	\$54,389	\$19,984	