

	A	E	F	G	H	J	L	M	N	O	P	Q
1	<b>Creskide I HOA Financial Performance and Budget</b>											
2	Last updated 10/13/2025											
3			<b>2024 Budget Dues \$250</b>			<b>2025 Budget Dues \$250</b>			<b>2026 Approved</b>			
4		<b>Budget</b>	<b>Actual 12/31/2024</b>	<b>Net Balance</b>	<b>2025 Budget</b>	<b>Actual 10/13/2025</b>	<b>Net Balance</b>	<b>Budget</b>				<b>Comments</b>
5	Carry forward 2023 Ops Excess	\$0	\$2,089	\$2,089		\$7,301	\$7,301					
6	<b>INCOME</b>											
7	Annual Assessment	\$39,250	\$39,250	\$0	\$39,250	\$39,250	\$0	\$39,250	<<- 2026 dues \$250			
8	Annual Assessment Credits	(\$60)	(\$60)	\$0	(\$60)	(\$60)	\$0	(\$60)	<<- 2 homeowners get \$30 assessment credit for supplying water to entrance signs			
9	Assessments late charges & Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
10	Transfer Fees	\$375	\$250	(\$125)	\$600	\$800	\$200	\$600	<<- assume 3 sales in 2026 @ \$200 each			
11	Rainbow Ridge Reimbursement (misc)	\$0	\$34	\$34	\$0	\$40	\$40	\$0				
12	Rainbow Ridge Reimbursement (water)	\$413	\$0	(\$413)	\$495	\$483	(\$12)	\$495	<<- Reimbursement will be collected in December 2025			
13	City Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
14	<b>TOTAL INCOME</b>	<b>\$39,978</b>	<b>\$39,474</b>	<b>(\$504)</b>	<b>\$40,285</b>	<b>\$40,513</b>	<b>\$228</b>	<b>\$40,285</b>				
15												
16	<b>EXPENSES</b>											
17	Bank Debit Card Charges	\$0	\$2	(\$2)	\$0	\$4	(\$4)	\$24	<<- \$2 per month debit card fee			
18	Electricity											
19	1800 Ridgeview	\$694	\$716	(\$22)	\$792	\$628	\$164	\$835	<<- estimating 10% rate increase for 2026			
20	2113 Creekside	\$0	\$0	\$0	\$100	\$0	\$100	\$100	<<- add potential maintenance for solar			
21	2255 Indian Peaks	\$0	\$0	\$0	\$100	\$0	\$100	\$100	<<- add potential maintenance for solar			
22	<b>TOTAL Electricity</b>	<b>\$694</b>	<b>\$716</b>	<b>(\$22)</b>	<b>\$992</b>	<b>\$628</b>	<b>\$364</b>	<b>\$1,035</b>				
23												
24	<b>HOA Operations:</b>											
25	Board Meetings	\$1,800	\$170	\$1,630	\$960	\$395	\$565	\$960	<<- budget for max of 6 mtgs @\$160 ea rec center			
26	Office Supplies	\$387	\$70	\$317	\$400	\$27	\$373	\$400				
27	Post Office Box	\$184	\$182	\$2	\$200	\$192	\$8	\$211	<<- estimate 10% increase			
28	Postage	\$577	\$571	\$6	\$500	\$0	\$500	\$500	<<- estimate 4 mailings (assessments, annual mtg, budget mtg., bylaws)			
29	Storage	\$600	\$218	\$382	\$0	\$0	\$0	\$0	<<- We no longer rent a storage space			
30	State of CO	\$70	\$68	\$2	\$77	\$44	\$33	\$77	<<- estimate same as 2025 (SOS annual report, DORA)			
31	Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$200	<<- income tax on interest earned (20%)			
32	Website, email, cloud storage											
33	Website	\$164	\$218	(\$54)	\$250	\$254	(\$4)	\$271	<<- IONOS web hosting \$20.50/mo budget +10%			
34	Email	\$323	\$439	(\$116)	\$225	\$92	\$133	\$396	<<- IONOS email (10 email addresses), \$30/mo budget +10%			
35	Cloud storage	\$1,171	\$1,080	\$91	\$1,225	\$540	\$685	\$594	<<- budget for 10% increase in Dropbox			
36	Zoom							\$240	<<- Add Zoom account <<- New Item			
37	Bookkeeping/accounting/finance software	\$64	\$74	(\$10)	\$85	\$0	\$85	\$85	<<- 2024 amount \$71.88, estimate increase to \$85 in 2025 & 2026			
38	<b>Total HOA Operations</b>	<b>\$5,340</b>	<b>\$3,090</b>	<b>\$2,250</b>	<b>\$3,922</b>	<b>\$1,545</b>	<b>\$2,377</b>	<b>\$3,934</b>				
39												
40	Homeowners Meetings	\$2,500	\$1,341	\$1,159	\$2,500	\$1,303	\$1,197	\$2,500	<<- maintain \$1200 for block party in 2026, remainder for annual mtg, etc.			
41												
42	<b>Insurance</b>											
43	HOA Board Fidelity Bond	\$283	\$298	(\$15)	\$400	\$366	\$34	\$400	<<- increase to 7 people total amount increase to \$75K - get quote			
44	HOA General Liability	\$1,225	\$1,178	\$47	\$1,296	\$1,178	\$118	\$1,296	<<- estimating 10% increase based on email from agent			
45	HOA Property Insurance							\$500	<<- HOA's now required by CO law to carry property insurance <<- New item			
46	HOA Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
47	<b>TOTAL Insurance</b>	<b>\$1,508</b>	<b>\$1,476</b>	<b>\$32</b>	<b>\$1,696</b>	<b>\$1,544</b>	<b>\$152</b>	<b>\$2,196</b>				
48												
49	Landscaping	\$7,094	\$7,081	\$13	\$7,803	\$6,740	\$1,064	\$7,803	<<- Keep same as 2025			
50	Sprinkler system repairs				\$500	\$0	\$500	\$500	<<- keep new line item for 2026			
51	Plants & Planting				\$500	\$276	\$225	\$500	<<- keep new line item for 2026			
52	Legal	\$2,600	\$0	\$2,600	\$5,000	\$2,504	\$2,496	\$5,000	<<- review updated Articles, updated Bylaws, updated CC&R's (10hrs@500/hr)			
53	Lighting Repair	\$110	\$0	\$110	\$110	\$0	\$110	\$110				
54	Fence Repair	\$416	\$12	\$404	\$500	\$0	\$500	\$1,000	<<- Increase for needed repairs			
55	Luminaria	\$520	\$654	(\$134)	\$600	\$0	\$600	\$750	<<- increase a bit for inflation			
56	Misc	\$55	\$84	(\$29)	\$500	\$98	\$402	\$500				
57	Snow Removal	\$2,100	\$805	\$1,295	\$2,500	\$880	\$1,620	\$2,500	<<- plan to selected A-Z Services for 25-26 snow removal			
58												
59	<b>Water</b>											
60	1900 Emerald	\$586	\$896	(\$310)	\$900	\$901	(\$1)	\$1,000	<<- expect Longmont rate increase of 9.9% for 2026			
61	2004 Ridgeview	\$891	\$1,004	(\$113)	\$1,100	\$565	\$535	\$1,100	<<- expect Longmont rate increase of 9.9% for 2026			
62	TJB backflow test + plumber certification		\$90	\$90	\$180	\$90	\$90	\$120	<<- add small increase for inflation			
63	<b>TOTAL Water</b>	<b>\$1,477</b>	<b>\$1,990</b>	<b>(\$513)</b>	<b>\$2,180</b>	<b>\$1,556</b>	<b>\$624</b>	<b>\$2,220</b>				
64												
65	<b>2022 Reserve Correction</b>											
66	Financial Review	\$0	\$2,011	(\$2,011)	\$0	\$0	\$0	\$0	<<- n/a for 2025, 2026			
67												
68	<b>TOTAL EXPENSES</b>	<b>\$24,414</b>	<b>\$19,262</b>	<b>\$5,152</b>	<b>\$29,304</b>	<b>\$17,077</b>	<b>\$12,226</b>	<b>\$30,572</b>				
69												
70	<b>Reserve Funding</b>	\$15,000	\$15,000	\$0	\$10,000	\$10,000	\$0	\$9,500	<<- decreased amount to reserve due to increased operations expenses			
71												
72	<b>NET INCOME</b>	<b>\$564</b>	<b>\$5,212</b>	<b>\$4,648</b>	<b>\$981</b>	<b>\$13,435</b>	<b>\$12,454</b>	<b>\$213</b>				
73	<b>Cumulative Ops Balance</b>		<b>\$7,301</b>			<b>\$20,736</b>						
74												
75	<b>RESERVE FUND:</b>											
76	Opening Balance	\$40,465	\$40,465	\$0	\$54,379	\$54,389	\$10	\$65,109				
77												
78	Reserve Fund MM Account					\$19,393		\$19,393				
79	Reserve Fund - 91 day CD-1					\$15,281		\$15,281	<<- Interest rate ~4%			
80	Reserve Fund - 91 day CD-2					\$15,290		\$15,290	<<- Interest rate ~4%			
81	Reserve Fund - 91 day CD-3					\$15,144		\$15,144	<<- Interest rate ~4%			
82												
83	<b>INCOME</b>											
84	Reserve Funding	\$15,000	\$15,000	\$0	\$10,000	\$10,000	\$0	\$9,500				
85	Interest Income	\$0	\$42	\$42	\$48	\$716	\$668	\$1,680				
86	<b>TOTAL INCOME</b>	<b>\$15,000</b>	<b>\$15,042</b>	<b>\$42</b>	<b>\$10,048</b>	<b>\$10,716</b>	<b>\$668</b>	<b>\$11,180</b>				
87												
88	<b>EXPENSES</b>											
89	Legal:Covenants	\$5,760	\$0	\$5,760	\$0	\$0	\$0	\$0	<<- Legal expenses are all in operations budget, not in reserve budget			
90	Common Area Capital Projects	\$15,300	\$1,100	\$14,200	\$13,382	\$0	\$13,382	\$13,382	<<- Emerald backflow move to above ground (to meet new legal requirements)			
91	Miscellaneous	\$0	\$18	(\$18)	\$0	\$0	\$0	\$0				
92	<b>TOTAL RESERVE FUND EXPENSES</b>	<b>\$21,060</b>	<b>\$1,118</b>	<b>\$19,942</b>	<b>\$13,382</b>	<b>\$0</b>	<b>\$13,382</b>	<b>\$13,382</b>				
93												
94	<b>Reserve Fund - Ending Balance</b>	<b>\$34,405</b>	<b>\$54,389</b>	<b>\$19,984</b>	<b>\$51,045</b>	<b>\$65,109</b>	<b>\$14,064</b>	<b>\$62,907</b>				