

	A	E	F	G	H	J
1	Creekside I HOA Financial Performance - 2025 Year End					
2	Last updated 2/15/2026					
3			2025 Budget Dues \$250			
4			2025 Budget	Actual 12/31/2025	Net Balance	Comments
5	Carry forward 2023 Ops Excess					
6	INCOME					
7	Annual Assessment		\$39,250	\$39,250	\$0	<< - all paid!
8	Annual Assessment Credits		(\$60)	(\$60)	\$0	
9	Assessments late charges & Interest		\$0	\$0	\$0	
10	Transfer Fees		\$600	\$1,000	\$400	<<- 5 properties sold 2025
11	Rainbow Ridge Reimbursement (misc)		\$0	\$40	\$40	<<- Garage sale remib, Rainbow ridge + Rainbow ridge estates.
12	Rainbow Ridge Reimbursement (water)		\$495	\$483	(\$12)	<<- 2024 reimbursement came in Jan 2025
13	City Grant		\$0	\$400	\$400	<<-NGLA Grant for block party
14	TOTAL INCOME		\$40,285	\$41,113	\$828	
15						
16	EXPENSES					
17	Bank Debit Card Charges		\$0	\$10	(\$10)	<<- Bank charge for debit card
18	Electricity					
19	1800 Ridgeview		\$792	\$755	\$37	
20	2113 Creekside		\$100	\$0	\$100	
21	2255 Indian Peaks		\$100	\$0	\$100	
22	TOTAL Electricity		\$992	\$755	\$237	
23						
24	HOA Operations:					
25	Board Meetings		\$960	\$562	\$398	<<- 5 board meetings at paid venues in 2025
26	Office Supplies		\$400	\$27	\$373	
27	Post Office Box		\$200	\$192	\$8	
28	Postage		\$500	\$0	\$500	
29	Storage		\$0	\$0	\$0	
30	State of CO		\$77	\$69	\$8	<<- DORA + SOS
31	Taxes		\$0		\$0	
32	Website, email, cloud storage					
33	Website		\$250	\$254	(\$4)	<<- Ionos web hosting
34	Email		\$225	\$189	\$36	<<- Ionos email
35	Cloud storage		\$1,225	\$660	\$565	<<- Dropbox
36	Bookkeeping/accounting/finance software		\$85	\$81	\$4	<<- Quicken
37	Total HOA Operations		\$3,922	\$2,034	\$1,888	
38						
39	Homeowners Meetings		\$2,500	\$1,823	\$677	<<- Block party + Annual Meeting
40						
41	Insurance					
42	HOA Board Fidelity Bond		\$400	\$366	\$34	<<- Bond increased to \$75K
43	HOA General Liability		\$1,296	\$1,178	\$118	
44	HOA Special Events		\$0	\$0	\$0	
45	TOTAL Insurance		\$1,696	\$1,544	\$152	
46						
47	Landscaping		\$7,803	\$7,614	\$189	<<- Panorama + Ash Tree trimming
48	Sprinkler system repairs		\$500	\$0	\$500	
49	Plants & Planting		\$500	\$276	\$225	<<- Plants for main entrance
50	Legal		\$5,000	\$3,626	\$1,375	
51	Lighting Repair		\$110	\$0	\$110	
52	Fence Repair		\$500	\$0	\$500	
53	Luminaria		\$600	\$1,190	(\$590)	<<- Increased cost for fire retardent bags
54	Misc		\$500	\$167	\$333	<<- garage sale flyers + copies from Boulder county
55	Snow Removal		\$2,500	\$880	\$1,620	
56						
57	Water					
58	1900 Emerald		\$900	\$1,065	(\$165)	
59	2004 Ridgeview		\$1,100	\$666	\$434	
60	TJB backflow test + plumber certification		\$180	\$90	\$90	
61	TOTAL Water		\$2,180	\$1,821	\$359	
62						
63	2022 Reserve Correction					
64	Financial Review		\$0	\$0	\$0	
65						
66	TOTAL EXPENSES		\$29,304	\$21,740	\$7,563	
67						
68	Reserve Funding		\$10,000	\$10,000	\$0	
69	TOTAL EXPENSES (including Reserve funding)		\$39,304	\$31,740	\$7,563	
70						
71	NET INCOME		\$981	\$9,373	\$8,391	
72	Cumulative Ops Balance			\$9,373		
73						
74	RESERVE FUND:					
75	Opening Balance		\$54,379	\$54,389	\$10	
76						
77	Reserve Fund MM Account			\$20,529		
78	Reserve Fund - 91 day CD-1			\$15,000		<<- CD#1 opened 3/1/2025
79	Reserve Fund - 91 day CD-2			\$15,000		<<- CD#2 opened 4/1/2025
80	Reserve Fund - 91 day CD-3			\$15,000		<<- CD#3 opened 5/1/2025
81						
82	INCOME					
83	Reserve Funding		\$10,000	\$10,000	\$0	
84	Interest Income		\$48	\$1,139	\$1,091	<<- interest on CD-1,2,3
85	TOTAL INCOME		\$10,048	\$11,139	\$1,091	
86						
87	EXPENSES					
88	Legal:Covenants		\$0	\$0	\$0	
89	Common Area Capital Projects		\$13,382	\$0	\$13,382	<<- Delayed spending until we qualify for NGLA grant
90	Miscellaneous		\$0	\$0	\$0	
91	TOTAL RESERVE FUND EXPENSES		\$13,382	\$0	\$13,382	
92						
93	Reserve Fund - Ending Balance		\$51,045	\$65,529	\$14,484	