

Suncadia Residential Owners Association General

2023

Description	9/30/2022	Months Remaining	Estimated	2022	2023	Notes	
	Year-To-Date	3	Actual	Annual	Annual		
	Actual	Oct -Dec	2022	Budget	Budget		
Homeowners				1811	1899	-	4.9%
Assessment per Quarter				\$415	\$460 per Owner		9.8%
Income							
Assessment - Membership	2,327,424	775,808	3,103,232	3,006,260	3,494,160		16.2%
Assessment - New Members	0	0	0	0	0		0.0%
Interest Income	1,405	0	1,405	0	0		0.0%
Late Fees	4,352	0	4,352	0	0		0.0%
Notification Fees	3,050	0	3,050	0	0		0.0%
Lien Filing Fees	2,767	0	2,767	0	0		0.0%
Fines	(1)	0	(1)	0	0		0.0%
Assessment - Membership	700	0	700	0	0		
Other Income	0	0	0	0	0		0.0%
Prior years income rollover	0	0	0	0	0		0.0%
Subtotal Income	2,339,697	775,808	3,115,505	3,006,260	3,494,160		16.2%
EXPENSES							
Admin & Contract Services							
SCC Assessment	1,992,794	769,622	2,762,416	2,488,496	2,929,735		17.7%
Management & Accounting	232,115	77,372	309,486	309,486	352,591		13.9%
DRC Personnel	12,272	(12,272)	0	0	0		0.0%
Contract Mgt	0	0	0	0	0		0.0%
Professional Services	25,688	19,000	44,688	8,000	20,000	2022 included Allied community services study costs	150.0%
Professional Services Website	68	0	68	8,660	0		-100.0%
Legal Expense	11,553	3,851	15,404	5,000	16,000		220.0%
	2,274,489	857,573	3,132,062	2,819,642	3,318,326		17.7%
General Expenses							
Insurance Premiums	8,639	0	8,639	8,000	9,500		18.8%
Bank Charges	1,235	412	1,646	3,000	3,000		0.0%
Bad Debt Expense	0	0	0	0	0		0.0%
Collection Expense	0	0	0	0	0		0.0%
Meeting Expense	2,279	0	2,279	0	2,200		0.0%
Personnel Development	0	0	0	0	0		0.0%
Owner Educational Programs	0	0	0	0	0		0.0%
Supplies - Office	0	0	0	0	0		0.0%
Supplies - Printing/Stationary	0	1,000	1,000	1,000	1,000		0.0%
Supplies - Operating	2,307	0	2,307	0	2,038		0.0%
Postage	45	23	68	0	0		0.0%
Licenses & Permits	0	0	0	0	0		0.0%
Tax income	0	0	0	0	0		0.0%

Suncadia Residential Owners Association General

2023

Description	9/30/2022	Months Remaining	Estimated	2022	2023	Notes
	Year-To-Date Actual	3 Estimated Oct -Dec	Actual 2022	Annual Budget	Annual Budget	
Other General Expense	0	0	0	6,500	0	-100.0%
	14,504	1,434	15,938	18,500	17,738	-4.1%
Compliance	65,709	14,970	80,679	79,982	83,100	3.9%
Grounds/landscaping	(451)	0	(451)	0	0	0.0%
Owner Events	24,398	28,602	53,000	53,000	53,000	0.0%
	89,656	43,572	133,228	132,982	136,100	2.3%
Contingency	0	0	0	0	21,996	0.0%
Reserves	0	0	0	0	0	0.0%
TOTAL EXPENSES	2,378,649	902,579	3,281,228	2,971,124	3,494,160	17.6%
Current Year Net Income/(loss)	<u>\$ (38,952)</u>	<u>\$ (126,771)</u>	<u>\$ (165,723)</u>	<u>\$ 35,136</u>	<u>\$ (0)</u>	
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ 1,472,309		\$ 1,472,309		\$ 1,472,309	
Unaudited 2022 forecasted results			\$ (165,723)		\$ (165,723)	
Forecasted 2023 results					\$ (0)	
			<u>\$ 1,306,586</u>		<u>\$ 1,306,586</u>	
Average monthly cash expense			\$ 273,436		\$ 291,180	
# of months in accumulated earnings			4.8		4.5	

Suncadia Residential Owners Association LCA

2023

Description	Months Remaining			Estimated Actual 2022	2022 Annual Budget	2023 Annual Budget	Notes	
	9/30/2022	3	Estimated					
	Year-To-Date Actual	Estimated Oct-Dec						
Homeowners					1092	1137		4.1%
Assessment per Quarter (SROA Assessment)				\$	110.00	\$ 157.00	Per Owner / Qtr	29.9%
(Total SROA + LCA)				\$	525.00	\$ 617.00		14.9%
Income								
Assessment - Membership - LCA	\$ 500,224	\$ 251,905	\$ 752,129	\$	480,480	\$ 714,036		48.6%
Fines	\$ 4,743	\$ 1,581	\$ 6,324	\$	-	\$ 5,000		0.0%
Design Fees DRC	\$ 346,700	\$ 115,567	\$ 462,267	\$	337,500	\$ 415,000		23.0%
Prior years income rollover					\$	-		0.0%
Subtotal Income	\$ 851,667	\$ 369,053	\$ 1,220,720	\$	817,980	\$ 1,134,036		38.6%
Expenses								
Admin & Contract Services								
Management and Accounting LCA	\$ 29,584	\$ 9,861	\$ 39,445	\$	39,445	\$ 46,276		17.3%
Contract Mgt LCA	\$ 39,592	\$ 13,197	\$ 52,789	\$	-	\$ 65,850		0.0%
Design Review Personnel LCA	\$ 105,370	\$ 42,495	\$ 147,865	\$	165,143	\$ 170,000		2.9%
Professional Services	\$ -	\$ 900	\$ 900	\$	900	\$ 900		0.0%
Legal Expense DRC	\$ 35	\$ -	\$ 35	\$	20,000	\$ 10,000		-50.0%
Professional Services DRC	\$ 72,278	\$ 24,093	\$ 96,370	\$	80,000	\$ 86,500		8.1%
DRC Expenses	\$ 4,594	\$ 1,531	\$ 6,126	\$	10,000	\$ 7,500		-25.0%
Subtotal Admin & Contract Services	\$ 251,453	\$ 92,078	\$ 343,530	\$	315,488	\$ 387,026		22.7%
General Expenses								
Bad Debt Expense LCA	\$ -	\$ -	\$ -	\$	-	\$ -		0.0%
Tax - B&O	\$ 4,412	\$ 1,494	\$ 5,906	\$	5,906	\$ 6,000	DRC income taxable	1.6%
Collection Expense	\$ -	\$ -	\$ -	\$	-	\$ -		0.0%
Income Tax	\$ (559)	\$ 4,000	\$ 3,441	\$	5,000	\$ 3,500	Taxes on Reserve Funds	-30.0%
Subtotal General Expenses	\$ 3,853	\$ 5,494	\$ 9,347	\$	10,906	\$ 9,500		-12.9%
Maintenance & Repair								
Gen Repair & Maint LCA	\$ 825	\$ 275	\$ 1,099	\$	1,500	\$ 1,500		0.0%
Gates - LCA	\$ 1,956	\$ 652	\$ 2,608	\$	-	\$ 3,000		0.0%
R & M Gates & Cameras (Pinegrass Swiftwater)	\$ -	\$ -	\$ -	\$	3,000	\$ -		-100.0%
Compliance and Operations	\$ -	\$ -	\$ -	\$	-	\$ -		0.0%
Grounds Landscape Maintenance	\$ 35,937	\$ 11,979	\$ 47,916	\$	57,000	\$ 40,000	GMA = \$40k + Blow downs, danger tree removal	-29.8%
Hazard Trees/Blowdowns	\$ -	\$ -	\$ -	\$	-	\$ 15,000		
Landscape Installation / Refurbishment	\$ 13,327	\$ -	\$ 13,327	\$	15,000	\$ 15,000	Rainbow Ct +refurbs	0.0%
Snow Removal	\$ 421,083	\$ 26,000	\$ 447,083	\$	124,000	\$ 381,000		207.3%
Street & Pathway Maintenance	\$ 19,307	\$ 1,000	\$ 20,307	\$	10,000	\$ 20,000	Moving catch basins from Reserves	100.0%
Sign Maintenance LCA	\$ 3,941	\$ 500	\$ 4,441	\$	3,000	\$ 1,000	Will use reserves	-66.7%
Subtotal Maintenance & Repair	\$ 496,376	\$ 40,406	\$ 536,781	\$	213,500	\$ 476,500		123.2%
Utilities								
Electricity - Streets	\$ 3,304	\$ 1,101	\$ 4,406	\$	3,500	\$ 5,000		30.0%
Water	\$ 16,600	\$ 5,533	\$ 22,134	\$	9,000	\$ 20,000		55.0%
Yard Waste removal	\$ 22,252	\$ (583)	\$ 21,669	\$	23,000	\$ 22,000		-4.5%
Recycling	\$ -	\$ 750	\$ 750	\$	3,200	\$ 3,200		0.0%
Subtotal Utilities	\$ 42,156	\$ 6,802	\$ 48,958	\$	38,700	\$ 50,200		22.9%
Contingency & Reserve								
Reserves	\$ 52,000	\$ 156,000	\$ 208,000	\$	208,000	\$ 208,000	From Reserve Study	0.0%
Contingency	\$ -	\$ -	\$ -	\$	-	\$ 2,810		100.0%
Subtotal Contingency & Reserve	\$ 52,000	\$ 156,000	\$ 208,000	\$	208,000	\$ 210,810		1.3%
TOTAL EXPENSES	\$ 845,838	\$ 300,779	\$ 1,146,617	\$	786,594	\$ 1,134,036		30.6%
Current Year Net Income/(loss)	\$ 5,829	\$ 68,274	\$ 74,103	\$	31,386	\$ -		0.0%

Suncadia Residential Owners Association LCA
 2023 Capital Budget

Balance 9/30/22	2,012,500
Remaining Contributions	208,000
Interest	<u>0</u>

<u>Remaining Expenditures</u>	
Sign Components	<u>(10,000)</u>

Projected Ending Balance 12/31/22 2,210,500

2023 Contributions 208,000

Projected 2023 Expenditures per Reserve Study

Asphalt Crack Seal Allowance	5,848	
Asphalt R&R	10,082	
Asphalt Seal Coat	2,773	
Asphalt Seal Coat	6,352	
Asphalt Seal Coat	4,820	
Asphalt Seal Coat	15,123	
Asphalt Seal Coat	7,404	
Asphalt Seal Coat	16,725	
Asphalt Seal Coat	4,218	
Asphalt Seal Coat	54,431	
Asphalt Seal Coat	39,965	
Asphalt Seal Coat	30,715	
Asphalt Seal Coat	2,442	
Asphalt Seal Coat	9,382	
Asphalt Seal Coat	7,737	
Asphalt Seal Coat	9,806	227,825
Landscape - Annual Allowance	17,644	
Miscellaneous R/R - Annual Allowance	7,562	25,206
Pinegrass Gate #2 R/R	3,025	3,025
Signs & Posts Annual Allowance	10,082	10,082
	<u>266,137</u>	<u>266,137</u>

Projected Ending Balance 12/31/23 \$2,152,363

Suncadia Residential Owners Association - Prospector's Reach

2023

<u>Description</u>	<u>9/30/2022</u> <u>Year-To-Date</u> <u>Actual</u>	<u>3</u> <u>Estimated</u> <u>Oct-Dec</u>	<u>Estimated</u> <u>Actual</u> <u>2022</u>	<u>2022</u> <u>Annual</u> <u>Budget</u>	<u>2023</u> <u>Annual</u> <u>Budget</u>	<u>Notes</u>
Quarterly Assessment Common	89		\$	55	\$ 110	100.0%
Quarterly Assessment Home	85		\$	295	\$ 440	49.2%
Quarterly Assessment Lot	4		\$	20	\$ 40	100.0%
Total Quarterly PR Assessment			\$	350	\$ 550	57.1%
Income						
Assessment - PR-LCA	24,935	15,145	40,080	19,580	39,160	100.0%
Assessment -PR Lot	460	153	613	0	640	0.0%
Assessment - PR Home	72,865	24,288	97,153	100,620	149,600	48.7%
Prior Years Rollover				19,280	0	-100.0%
	98,260	39,587	137,847	139,480	189,400	35.8%
Expenses						
<u>Admin & Contract Services</u>						
Mgmt & Accounting	12,120	4,040	16,160	16,160	17,776	10.0%
Contract Mgt. PR	13,380	4,460	17,840	0	18,799	0.0%
Legal	4,203	0	4,203	0	0	0.0%
	29,703	8,500	38,203	16,160	36,575	126.3%
Maintenance & Repair						
Gen Repairs & Maintenance	703	234	937	500	500	0.0%
Grounds/Landscape Maint	85,669	7,500	93,169	100,320	99,320	-1.0%
Sign maintenance	325	0	325	0	0	0.0%
Snow Removal	24,276	4,000	28,276	22,000	25,000	13.6%
	110,973	11,734	122,707	122,820	124,820	1.6%
						0.0%
Water	114	57	171	500	500	0.0% Irrigation Monument
Contingency & Reserve						
	0	0	0	0	0	0.0%
TOTAL EXPENSES	140,790	20,291	161,081	139,480	161,895	16.1%
Current Year Net Income/(Loss)	(42,530)	19,295	(23,234)	0	27,505	

**Suncadia Residential Owners Association Miners Camp
2023**

Description	9/30/2022 Year-To-Date Actual	3 Estimated Oct-Dec	Estimated Actual 2022	2022 Annual Budget	2023 Annual Budget		Notes
Homeowners				24	24	0.0%	
2023 Assessment per Quarter				1,320	1,100	-16.7%	
Total Assessment with Common							
Income							
Assessment - Membership - Miners Camp	90,300	42,300	132,600	96,000	105,600	10.0%	
Prior years income rollover/deficit	0	0	0	0	0	0.0%	
Subtotal Income	90,300	42,300	132,600	96,000	105,600		
Expenses							
Admin & Contract Services							
Management and Accounting	6,360	2,120	8,480	8,480	9,328	10.0%	
Contract Mgt.- Miner's Camp	7,655	1,998	9,653	0	9,718	0.0%	
Professional Services	0	0	0	0	0	0.0%	
Insurance	0	0	0	0	0	0.0%	
	14,015	4,118	18,133	8,480	19,046	124.6%	
Maintenance & Repair							
Gen Repair & Maint	0	0	0	500	500	0.0%	Asphalt striping, signs
Grounds Landscape Maintenance	35,710	2,500	38,210	36,288	36,288	0.0%	\$36k for 24 homes / no park
Snow Removal	19,646	6,500	26,146	28,000	28,000	0.0%	24 Homes based upon normal snow year
	55,355	9,000	64,355	64,788	64,788	0.0%	
Utilities							
Electricity - Common	0	0	0	0	0	0.0%	
Water and Sewer	5,013	1,671	6,684	0	0	0.0%	
Waste Removal & Recycling	3,229	1,076	4,305	7,832	7,832	0.0%	
	8,242	2,747	10,989	7,832	7,832	0.0%	
Contingency & Reserve							
Reserves	0	0	0	500	500	0.0%	
Contingency	0	0	0	0	0	0.0%	
	0	0	0	500	500	0.0%	
TOTAL EXPENSES	77,612	15,865	93,478	81,600	92,166	12.9%	
Current Year Net Income/(loss)	12,688	26,435	39,122	14,400	13,434		

Suncadia Residential Owners Association Talisman

2023

Description	9/30/2022	3	Estimated	2022	2023	Notes
	Year-To-Date	Estimated	Actual	Annual	Annual	
	Actual	Oct -Dec	2022	Budget	Budget	
Homeowners				29	29	
Assessment per Quarter				\$550	\$570	3.64%
Income						
Assessment - Membership - Talisman	63,925	32,542	96,467	63,800	66,120	
Reserves			0	0	0	
Prior years income rollover				0	0	
Subtotal Income	63,925	32,542	96,467	63,800	66,120	
Expenses						
Admin & Contract Services						
Management and Accounting	5,737	1,912	7,649	7,649	8,414	10.00%
Contract Mgt - Talisman	4,202	2,422	6,624	0	5,868	0.00%
Insurance Premiums	0	0	0	1,200	1,200	0.00% Carport Property Insurance
Tax - Property	402	134	536	2,162	600	-72.25%
Legal	0	0	0	0	0	
	10,341	4,468	14,809	11,011	16,082	46.05%
Maintenance & Repair						
Gen Repair & Maint	0	0	0	1,000	1,000	0.00%
Grounds Landscape Maintenance	15,714	5,238	20,952	24,000	22,000	-8.33%
Snow Removal	18,708	4,500	23,208	12,500	17,121	36.97%
Pathway maintenance	0	0	0	1,000	1,000	0.00%
Sign Maintenance	243	81	323	500	500	0.00%
	34,665	9,819	44,484	39,000	41,621	6.72%
Utilities						
Electricity - Common	1,126	375	1,501	1,000	1,500	50.00%
Natural Gas	0	0	0	300	300	0.00%
Water and Sewer	3,857	1,286	5,142	3,000	2,500	-16.67%
Waste Removal & Recycling	4,592	1,531	6,122	8,000	6,500	-18.75%
	9,574	3,191	12,766	12,300	10,800	-12.20%
Contingency & Reserve						
Reserves	0	1,400	1,400	1,400	1,400	0.00%
Contingency	0	0	0	89	0	-100.00%
	0	1,400	1,400	1,489	1,400	-5.98%
TOTAL EXPENSES	54,580	18,879	73,459	63,800	69,903	9.57%
Current Year Net Income/(loss)	9,345	13,663	23,008	0	(3,783)	0.00%
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ (1,924)		\$ (1,924)		\$ (1,924)	
Unaudited 2022 forecasted results			\$ 23,008		\$ 23,008	
Forecasted 2023 results					\$ (3,783)	
			\$ 21,084		\$ 17,301	

**Suncadia Residential Owners Association Osprey Ridge
2023**

Description	9/30/2022	3	Estimated	2022	2023	Notes
	Year-To-Date Actual	Estimated Oct-Dec	Actual 2022	Annual Budget	Annual Budget	
Homeowners				11	11	
Assessment per Quarter				\$350	\$380	8.57%
Income						
Assessment - Membership - Osprey Ridge	11,550	3,850	15,400	15,400	16,720	8.57%
Prior years income rollover/deficit	-	-	-	-	-	0.00%
Subtotal Income	11,550	3,850	15,400	15,400	16,720	8.57%
Expenses						
Admin & Contract Services						
Management and Accounting	902	301	1,202	1,202	1,322	9.98%
DRC	(200)	200	-	-	-	0.00%
Contract Mgt. - Osprey	1,153	509	1,662	-	1,650	0.00%
	1,854	1,010	2,864	1,202	2,972	147.25%
Maintenance & Repair						
Gen Repair & Maint	-	-	-	300	500	66.67%
Grounds Landscape Maintenance	8,309	2,770	11,078	8,000	11,000	37.50% \$1,100 p/mo x 7
	8,309	2,770	11,078	8,300	11,500	38.55%
Utilities						
Electricity - Common	-	-	-	200	200	0.00%
Water	2,321	774	3,095	1,225	750	-38.78%
	2,321	774	3,095	1,425	950	-33.33%
Contingency & Reserve						
Reserves	-	-	-	-	-	0.00%
Contingency	-	-	-	-	-	0.00%
	-	-	-	-	-	0.00%
TOTAL EXPENSES	12,484	4,553	17,037	10,927	15,422	41.14%
Current Year Net Income/(loss)	(934)	(703)	(1,637)	4,473	1,298	-70.98%
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ 3,578		\$ 3,578		\$ 3,578	
Unaudited 2022 forecasted results			\$ (1,637)		\$ (1,637)	
Forecasted 2023 results					\$ 1,298	
			\$ 1,941		\$ 3,239	

**Suncadia Residential Owners Association River Ridge
2023**

Description	9/30/2022	3	Estimated	2022	2023	Notes
	Year-To-Date Actual	Estimated Oct -Dec	Actual 2022	Annual Budget	Annual Budget	
Homeowners				56	103	83.93%
Assessment per Quarter				\$75	\$65	-13.33%
Income						
Assessment - Membership - RiverRidge	\$24,975	\$8,325	\$33,300	\$29,700	\$26,780	-9.83%
Assessment - New Members	\$0	\$0	0	\$0	\$0	
Prior years income rollover/deficit						
Subtotal Income	24,975	8,325	33,300	29,700	26,780	-9.83%
Expenses						
Admin & Contract Services						
Management and Accounting	\$1,625	542	2,167	\$2,167	2,384	10.00% Increased number of new properties
Contract Mgt. RR	\$570	439	1,009	\$0	2,475	0.00%
	2,195	981	3,176	2,167	4,859	124.21%
Maintenance & Repair						
Gates	987	329	1,315	0	0	0.00%
R & M Gates & Cameras	0	0	0	4,000	4,000	0.00%
Landscaping	4,057	1,352	5,410	16,000	12,500	-21.88% Additional Entry and Park Landscaping
Snow Removal	0	0	0	0		LCA
	5,044	1,681	6,725	20,000	16,500	-17.50%
Utilities						
Electricity - Common	187	62	250	500	400	-20.00%
Water	148	49	197	4,000	2,500	-37.50%
Telephone	244	81	325	0	500	0.00%
	579	193	772	4,500	3,400	-24.44%
Contingency & Reserve						
Reserves	0	2,000	2,000	2,000	2,000	0.00%
Contingency	0	0	0	1,033	21	-97.97%
	0	2,000	2,000	3,033	2,021	-33.37%
TOTAL EXPENSES	7,818	4,855	12,673	29,700	26,780	-9.83%
Current Year Net Income/(loss)	\$17,157	\$3,470	\$20,627	\$0	\$0	
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ 11,199		\$ 11,199		\$ 11,199	
Unaudited 2022 forecasted results			\$20,627		\$ 20,627	
Forecasted 2023 results					\$ -	
			\$ 31,826		\$ 31,826	

**Suncadia Residential Owners Association Nelson Creek
2023**

Description	9/30/2022	3	Estimated	2022	2023	Notes
	Year-To-Date Actual	Estimated Oct -Dec	Actual 2022	Annual Budget	Annual Budget	
Homeowners				0	36	0.00% As of 10.01.2022=- 38
Assessment per Quarter				\$75	\$75	0.00%
Income						
Assessment - Membership - Nelson Creek	3,850	3,850	7,700	0	10,800	0.00%
Assessment - New Members	0	0	0	0	0	
Prior years income rollover/deficit						
Subtotal Income	<u>3,850</u>	<u>3,850</u>	<u>7,700</u>	<u>0</u>	<u>10,800</u>	0.00%
Expenses						
Admin & Contract Services						
Management and Accounting	0	0	0	0	850	0.00%
Contract Mgt. RR	0	0	0	0	900	0.00%
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,750</u>	0.00%
Maintenance & Repair						
R & M Gates & Cameras	0	0	0	0	3,000	0.00%
Landscaping	0	0	0	0	3,000	0.00% Additional Entry and Park Landscaping
Snow Removal	0	0	0	0	0	LCA
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000</u>	0.00%
Utilities						
Electricity - Common	0	0	0	0	750	0.00%
Water	0	0	0	0	1,000	0.00%
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,750</u>	0.00%
Contingency & Reserve						
Reserves	0	0	0	0	1,000	0.00%
Contingency	0	0	0	0	300	0.00%
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,300</u>	0.00%
TOTAL EXPENSES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,800</u>	0.00%
Current Year Net Income/(loss)	<u>3,850</u>	<u>3,850</u>	<u>7,700</u>	<u>0</u>	<u>0</u>	
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ -		\$ -		\$ -	
Unaudited 2022 forecasted results			\$7,700		\$ 7,700	
Forecasted 2023 results					\$ -	
			<u>\$ 7,700</u>		<u>\$ 7,700</u>	

**Suncadia Residential Owners Association Cascade Reach
2023**

Description	9/30/2022	3	Estimated	2022	2023	Notes
	Year-To-Date	Estimated	Actual	Annual	Annual	
	Actual	Sep-Dec	2022	Budget	Budget	
Homeowners Cascade Reach Neighborhood				24	24	
Assessment per Quarter + \$460 SROA				\$725	\$750	3.45%
Income						
Assessment - Membership	84,322	48,450	132,772	69,600	72,000	3.45%
Assessment - Special Snow Removal	0	0	0	0	0	0.00%
Prior years income rollover	0	0	0	0	0	0.00%
Subtotal Income	84,322	48,450	132,772	69,600	72,000	3.45%
Expenses						
Admin & Contract Services						
Management and Accounting	5,252	1,751	7,002	7,002	7,702	10.00%
Contract Mgt. CR	3,789	1,844	5,633	0	5,400	0.00%
Professional Services	0	0	0	0	0	0.00%
Insurance Premiums	5,549	1,850	7,399	17,600	1,000	-94.32% Owner provided Casualty Insurance Coverage for 2023
Tax - Property	0	0	0	0	0	0.00% Transfer of property from developer
Legal	15,109	(8,000)	7,109	0	5,000	0.00%
Subtotal Admin & Contract Services	29,698	(2,556)	27,142	24,602	19,102	-22.36%
						0.00%
Maintenance & Repair						
Gen Repair & Maint	0	0	0	500	500	0.00%
Grounds Landscape Maintenance	13,020	1,800	14,820	11,000	12,000	9.09% Decrease per Heritage Landscaping estimates
Snow Removal	17,731	5,000	22,731	14,490	24,000	65.63% Forecast Increase per 2022 actuals - Does not include icicle removal
Subtotal Maintenance & Repair	30,751	6,800	37,551	25,990	36,500	40.44%
Utilities						
Electricity	210	70	280	1,100	750	-31.82%
Water and Sewer	0	0	0	3,000	1,200	-60.00%
Waste Removal & Recycling	6,070	2,023	8,093	9,600	9,860	2.71% 2022 Waste Mgt Fees = \$880/ mo
Subtotal Utilities	6,279	2,093	8,372	13,700	11,810	-13.80%
Contingency & Reserve						
Reserves	0	2,000	2,000	2,000	2,000	0.00%
Contingency	0	0	0	3,308	0	-100.00%
Subtotal Reserev & Contingency	0	2,000	2,000	5,308	2,000	-62.32%
TOTAL EXPENSES	66,728	8,337	75,065	69,600	69,412	-0.27%
Current Year Net Income/(loss)	17,594	40,113	57,707	0	2,588	0.00%
Accumulated Earnings (Loss)						
Unaudited as of 1/1/22	\$ (43,344)		\$ (43,344)		\$ (43,344)	
Unaudited 2022 forecasted results			\$57,707		\$ 57,707	
Forecasted 2023 results					\$ 2,588	
			\$ 14,363		\$ 16,951	