

Cabin Creek HOA FY2022 Budget	Proposed 2022	2021 Budget	Actuals YTD	Comments
Income				
4200 HOA Dues	38,400.00	38,400.00	32,000.00	
4280 Interest Income			2.22	
4300 Special Assess Income				
Total Income	\$ 38,400.00	\$ 38,400.00	\$ 32,002.22	Dues to stay flat at \$400/mo to meet operating expenses
Gross Profit	\$ 38,400.00	\$ 38,400.00	\$ 32,002.22	
Expenses				
6000 Accounting	215.00	200.00	213.20	\$200 Tax Return & \$15 1099 filing
6005 Bank Fees	0.00			
6010 CO Annual Report	10.00	10.00	10.00	SOS Registration Annual Fee
6015 DORA HOA Registration	38.00	38.00		Annual Fee
6020 Hot Tub Maintenance				Remove line- HT removed
6030 Insurance				
6031 General Liability Insurance	7,135.00	9,330.00	6,229.90	2021 actuals \$566.25 monthly due to Steven's renegotiation of insurance policy. Budget currently \$566.25 +5% for 12 mo
6302 D&O Insurance	885.00	840.00	840.00	2021 D&O policy received, to be paid 1/4/21
Total 6030 Insurance	\$ 8,020.00	\$ 10,170.00	\$ 7,069.90	
6035 Landscaping	2,500.00	2,500.00	5,308.16	Flat to last year
6040 Legal	1,500.00	500.00		Increase \$1000 per board guidance
6045 Management Fees	7,075.00	6,770.00	6,205.87	PY + CPI
6055 Office Supplies, Postage	60.00	60.00	45.00	QuickBooks \$15/qtr
6060 Plowing	3,600.00	3,400.00	2,070.00	\$90 per plow, ~30 plows + \$700 in snow blow/ extras + 5%
6065 Repairs & Maintenance	2,000.00	1,850.00	2,085.44	3 yr avg \$2,400. W/out roof leak 2018, 1991.51
6070 RPHOA Maintenance	1,200.00	1,050.00	1,119.00	Brought up based off actuals
6075 Sewer	3,460.00	3,460.00	3,360.00	\$840/qtr +3%
6080 Shoveling	2,425.00	2,310.00	1,540.00	\$385/mo + 5% for 6 mo
6082 Roof Shoveling	0.00			AE recommending that \$4,000 is added to operating budget- this would cause dues to be raised to \$435/monthly
6085 Trash Removal	4,140.00	3,360.00	3,319.50	Trash pricing increasing across all companies and all HOAs. Actualizing as \$328 Oct 21, 13% increase from Sep 21 to Oct 21
6090 Utilities	187.00	175.00	125.23	~13/mo with higher in Dec/Jan
6095 Water - Irrigation	1,820.00	1,820.00	805.50	Pay last quarter in next year. Anticipated actuals + 3%
6097 Website	150.00	150.00		Flat to last year
Total Expenses	\$ 38,400.00	\$ 37,823.00	\$ 33,276.80	
Net Operating Income	\$ 0.00	\$ 577.00	-\$ 1,274.58	
Other Income				
7000 Reserve Income				With current funding levels no excess money for reserve contribution. Management advised funding a reserve
Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Other Expenses				
8000 Reserve Expense				
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Income	\$ 0.00	\$ 577.00	-\$ 1,274.58	