

POUDRE OVERLOOK	2023 Approved	2023 YTD (10/31/23)	Balance of Budget	2024 Budget	Increase
	8.5% CPI increase				31.07
	\$667.93/year			699.00/year	
	\$55.66/mo			58.25	
HOA DUES	NO doc revisions				
HOA Dues Income	58,109.91			60813	2,703.09
Total HOA DUES	58,109.91	48424.20	9685.71		
Interest Income		1103.71	-1103.71		
FEES					
Late Fees	-				
Violation Fee	-				
Trnsfer Fees	-	600.00	-600.00		
Total FEES	-				
Total Operating Income	58,109.91	50127.91	7982.00		
Expenses					
ADMINISTRATION					
Accounting/Tax Prep	6,350.00	5314.25	1035.75		
Bank Charges	390.00	311.17	78.83		
Bank Charges Refunded	-				
DORA/SOS	100.00				
Legal Fees	5,000.00	4522.00	478.00		
Management Fees	-				
Miscellaneous - Admin Fees	-	30.00	-30.00		
Meetings- Business		346.62	-346.62		
Office Supplies & Software		889.82	-889.82		
Office/General Administrative Expenses		721.84	-721.84		
Post Office Box Rental		130.00	-130.00		
Website		420.00	-420.00		
Adiminstrative Expenses	5,827.00		5827.00		
Total ADMINISTRATION	17,667.00	12685.70	4981.30		
MAINTENANCE AND REPAIRS					
Fence Repairs	1,000.00	3442.00	-2442.00		
General HOA Maintenance Labor & Supplies	500.00		500.00		
Backflow Testing	270.00		270.00		
Total MAINTENANCE AND REPAIRS	1,770.00	3442.00	-1672.00		

LANDSCAPE					
Weed Control	272.00			272.00	
Irrigation Parts/Repairs	1,389.00	906.16		482.84	
Landscape Greenbelt (non-irrigated)	3,030.00	2900.00		130.00	
Landscape Contract	14,500.00	9720.00		4780.00	
Pet Waste Station	3,348.00	2145.00		1203.00	
Tree/Shrub Maintenance	1,500.00	100.00		1400.00	
Landscape Maintenance & Repairs	1,000.00	156.20		843.80	
Snow Removal - HOA common area sidewalks	1,500.00	313.47		1186.53	
Total LANDSCAPE	26,539.00	16240.83		10298.17	
INSURANCE					
Property/D&O/Crime	1,300.00	1004.20		295.80	
Volunteer Workman's Comp Policy	380.00	293.30		86.70	
Total INSURANCE	1,680.00	1297.50		382.50	
UTILITIES					
Electricity	280.00	223.24		56.76	
Irrigation Water	4,700.00	3219.68		1480.32	
Total UTILITIES	4,980.00	3442.92		1537.08	
Transfer to Reserves	5,000.00				
Transfer from Reserves	-				
CAPITAL EXPENSES					
Fence Construction / Repairs	-				
Total CAPITAL EXPENSES	-				
Total Operating Expense	57,636.00	37108.95		20527.05	
Total Operating Income	58,109.91	50127.91		7982.00	
Total Operating Expense	57,636.00	37108.95		20527.05	51,313
NOI -Net Operating Income	473.91	13018.96		-12545.05	9,500
					9,026

CPI Increase
4.65%