## First & Harlan Carriage Homes Condominium Association

#### **Board of Directors Meeting Agenda**

Tuesday, June 25, 2024 6:30pm

**Via Conference Call** 

916.235.1420 PIN# 557413
1. Call to Order
2. Roll Call
3. Approval of the February 27, 2024 – Board of Director Minutes
4. Property Management Report
5. Open Issues
6. New Business

7. Meeting Adjourned

# FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

# Board Meeting Minutes Tuesday, February 27, 2024 Conference Call

- **1. Call to Order:** 6:32 pm, by Cindy Ayde, also on conference were Board members Gordon Corn, Jeff Jacobs and Forrest Scruggs of Realty One.
- **2. Minutes:** Minutes of the Board Meeting from October 23, 2023 are approved, motion by Gordon, second by Cindy, all in favor.
- 3. Homeowners Forum: None

#### 4 Property Management Report:

Financial Report – Forrest Scruggs reviewed the financials for the year to 12-31-23. The 12-31-23 Balance sheet was presented by Forrest and he stated the Reserve is fully funded in accordance with Budget. The scheduled Income is on Budget as well.

- 5 **Open Issues:** There is still some tree trimming scheduled for spring.
- 6 **New Business:** Gordon had a question on HO6 owner coverage and what would be the minimum coverage to cover what the base policy would not. Forrest will look into this further but said he might want to contact his agent for coverage up to \$100K. Gordon has talked to Tracy at JJ Insurance for questions on the HOA base policy.

On automatic dues withdrawal, apparently \$275 was deducted rather than the \$250 approved by the Board.

Gordon asked about a parking update quarterly.

Gordon read and brought to the attention of all, Article Seven, page 33 of the Condominium Declarations titled "INSURANCE/CONDEMNATION", in Section 7.1, which reads, in part,

"The Board of Directors shall promptly furnish to each Owner and/or such Owner's First Mortgagee requesting same, a written notice of the procurement of, subsequent changes in, renewals of, or termination of insurance coverage obtained on behalf of the Association." He stated he believed Realty One, Inc. has accomplished this in their

letter of February 15, 2024 which further suggested each owner have their insurance agent contact the Association's agent to make sure they have proper HO-6 insurance in force.

The provision further states, "The owner... SHALL purchase a condominium unit owner's policy (HO-6) or its equivalent.... etc. How do we know there is insurance in place on each unit as required by this provision and it is current and paid for?

Forrest stated that mortgage lenders require such coverage.

Gordon suggested that we don't know if all owners have current insurance in place and in the event of a major fire (or other loss) all owners may be impacted by one or more owners not having insurance in place. The total loss of one of our units being uninsured may result in impacting the entire complex.

It was suggested by Gordon is that the Association has no way of knowing if individual coverage is in place and paid current. Therefore, it may be the responsibility of the Board to make sure coverage is in place as required by the HOA docs and ask Realty One, Inc., to require each owner to provide proof of such in force coverage to the Association.

**Meeting Adjourned:** by Cindy 6:57, second by Jeff pm. Next meeting is the Annual Meeting

## First & Harlan Carriage Homes Profit & Loss January through May 2024

a c	Jan - May 24
Ordinary Income/Expense	
Income	
Monthly Dues	
Parking Permit Income	700.00
Monthly Dues - Other	45,805.00
Total Monthly Dues	46,505.00
Total Income	46,505.00
Expense	
ACH Quarterly Bank Fee	27.65
Annual Filing Fees	53.00
Annual Stormwater	4,539.48
Colorado Department of Revenue	131.00
Department of Treasury	891.00
Fence Repairs	1,006.82
Insurance Expense	1,844.00
Landscape Contract	3,676.10
Landscapeing/Trees	200.00
Meeting Room	90.00
Property Management Fees	
Special Services	125.00
Property Management Fees - Other	3,125.00
<b>Total Property Management Fees</b>	3,250.00
Repairs and Maintenance	165.71
Snow Removal	5,375.00
Storm Water	1,646.51
Tax Prep	325.00
Trash Removal	2,302.90
Water	4,068.87
Total Expense	29,593.04
Net Ordinary Income	16,911.96
Other Income/Expense	
Other Income	
Interest	2.25
Total Other Income	2.25
Net Other Income	2.25
Net Income	16,914.21

# First & Harlan Carriage Homes Balance Sheet

As of May 31, 2024

	May 31, 24
ASSETS	
Current Assets Checking/Savings Operating Reserves Sooper Credit Union - CD Sooper Credit Union - Savings	22,452.18 47,538.94 101,455.23 6.48
Total Checking/Savings	171,452.83
Accounts Receivable Accounts Receivable	-6,184.82
Total Accounts Receivable	-6,184.82
Total Current Assets	165,268.01
TOTAL ASSETS	165,268.01
LIABILITIES & EQUITY Equity	
Opening Balance Equity Retained Earnings	227,085.35 -78,731.55
Net Income	16,914.21
Total Equity	165,268.01
TOTAL LIABILITIES & EQUITY	165,268.01

# First & Harlan Carriage Homes Profit & Loss Budget vs. Actual

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05/28/24 Cash Basis

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ti Income  700.00  45,805.00  46,505.00  46,505.00  46,125.00  46,505.00  46,125.00  46,505.00  46,125.00  46,505.00  46,125.00  46,505.00  46,125.00  46,505.00  46,000.00  46,125.00  46,000.00  46,		Jan - May 24	Budget	\$ Over Budget	% of Budget
ues     46,505.00     46,125.00       lank Fee     27.65     40.00       ess     4,539.48     1,750.00       treat     131.00     25.00       reasury     1,300     25.00       tract     1,844.00     125.00       reasury     1,844.00     125.00       react     3,676.10     6,000.00       react     3,676.10     6,000.00       react     90.00     90.00       livery     0.00     45.00       ses     125.00     45.00       agement Fees     3,125.00     3,125.00       intenance     165.71     2,500.00       ution     6,375.00     2,375.00       1,646.51     350.00     2,375.00       2,302.90     6,750.00     2,660.00       2,302.90     6,750.00     2,600.00       2,95.30.4     46,600.88     -17,0	Ordinary Income/Expense Income Monthly Dues Parking Permit Income Monthly Dues - Other	700.00	750.00 45,375.00	-50.00	93.3%
tank Fee     27.65     0.00       tes     4,539,48     1,750.00       treasury     1,006.82       treasury     1,006.82       treasury     1,006.82       treasury     1,006.82       treasury     1,006.82       treasury     1,006.82       tract     3,676.10     6,000.00       ses     90.00       ses     125.00       germent Fees     1,25.00       sivery     3,125.00       anagement Fees     1,55.00       ution     5,375.00       1,646.51     3,250.00       2,302.90     2,375.00       2,302.90     2,375.00       2,302.90     2,375.00       2,302.90     2,375.00       2,302.90     2,375.00       2,302.90     2,375.00       2,302.90     2,375.00       2,9593.04     46,600.88       -170	Total Monthly Dues	46,505.00	46,125.00	380.00	100.8%
tank Fee 53.00 40.00  4,539,48 1,750.00 2.7  6,000 250.00  131.00 25.00  131.00 25.00  1006.82 10,425.00  1,844.00 125.00  1,844.00 6,000.00  1,844.00 125.00  1,844.00 125.00  1,844.00 125.00  1,844.00 125.00  1,845.00 90.00  1,845.00 90.00  1,845.00 120.00  1,845.00 125.00  1,846.51 350.00  1,846.51 350.00  1,846.51 350.00  1,846.51 350.00  2,302.90  4,668.87 6,750.00  2,302.90  4,668.87 6,750.00  2,375.00  2,302.90  4,668.87 6,750.00  2,375.00  2,302.90  4,668.87 6,750.00  1,710	Total Income	46,505.00	46,125.00	380.00	100.8%
tivery  interes  53.00  4,539.48  1,750.00  250.00  1250.00  1,006.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,844.00  1,806.82  1,845.00  1,900	Expense ACH Quarterly Bank Fee	27.65	0.00	27.65	100.0%
treer 4,539.48 1,750.00 250.00 reasury 1,006.82 15.00 reasury 1,006.82 15.00 rees 3,676.10 6,000.00 rees 90.00 90.00 rees 90.00 90.00 rees 90.00 90.00 rees 90.00 90.00 rees 1,844.00 10,425.00 rees 90.00 90.00 rees 1,844.00 10,425.00 rees 3,676.10 6,000.00 75.00 rees 3,125.00 120.00 rees 1,748.08 rees 1,744.08 rees 1,748.08 rees 1,744.08 rees 1,748.08 rees 1,748.08 rees 1,749.00 reasury 1,750.00 reasury 1,750.00 rees 1,744.08 rees 1,749.00 reasury 1,750.00 rees 1,749.00 rees	Annual Filing Fees	53.00	40.00	13.00	132.5%
tment of Revenue 131.00 250.00 reasury 1,006.82 1,844.00 125.00 rees 3,676.10 6,000.00 25.00 rees 90.00 90.00 90.00 rees 90.00 90.00 45.00 rees 90.00 0.00 75.00 rees 90.00 90.00 90.00 rees 90.00 90.00 90.00 rees 90.00 90.00 90.00 rees 90.00 90.00 75.00 rees 125.00 125.00 75.00 rement Fees 125.00 3,125.00 9.125.00 rition 2,375.00 7,180.88 7,7180.88 rition 2,302.90 6,750.00 2,375.00 1,646.51 350.00 2,375.00 1,646.51 350.00 2,375.00 1,646.88 7,7180.88 1-17,	Annual Stormwater	4,539.48	1,750.00	2,789.48	259.4%
treasury  reasury  reasury  reasury  1,006.82  1,006.82  1,844.00  1,006.82  1,844.00  1,006.82  1,844.00  1,006.82  1,844.00  1,844.00  1,844.00  1,844.00  1,900.00  1,900.00  1,20.00  1,20.00  1,20.00  1,20.00  1,20.00  1,646.51  2,302.90  1,008.87  1,7180.88  1	Backflow	0.00	250.00	-250.00	%0.0
reasury  1,006.82 1,844.00 1425.00 1,844.00 3,676.10 6,000.00 200.00 90.00 90.00 0.00 125.00	Colorado Department of Revenue	131.00	25.00	106.00	524.0%
ract 1,844.00 10,425.00 200.00 200.00 90.00 0.00 120.00 45.00 125.00 125.00 3,125.00 0.00 1,646.51 3,250.00 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,646.51 1,6	Department of Treasury	891.00	125.00	766.00	712.8%
rract si,676.10 6,000.00 -2, 200.00 90.00 6.000 45.00 0.00 45.00 0.00 75.00 125.00 3,125.00 0.00 3,125.00 0.00 7.180.88 1,646.51 350.00 1,646.51 350.00 2,302.90 6,750.00 2,302.90 4,668.87 6,750.00 2,9593.04 46,600.88	Insurance Expense	1,844.00	10.425.00	-8.581.00	17.7%
200.00 90.00 45.00 0.00 0.00 45.00 0.00 125.00 3,125.00 0.00 3,245.00 0.00 1,646.51 325.00 1,646.51 325.00 2,302.90 4,068.87 6,750.00 2,9,593.04 1,77	Landscape Contract	3,676.10	00.000.00	-2,323.90	61.3%
90.00 90.00 6.00 90.00 45.00 90.00 90.00 90.00 125.00 125.00 125.00 125.00 3,125.00 90.00 90.00 90.00 125.00 90.00 125.00 90.00 1,646.51 350.00 2,302.90 4,068.87 6,750.00 2,17,180.88 1,646.51 325.00 1,646.51 325.00 2,302.90 4,068.87 1,77	Landscapeing/Trees	200.00			
ivery  ement Fees  125.00  120.00  75.00  ses  agement Fees - Other  3,125.00  3,125.00  3,245.00  165.71  2,500.00  2,375.00  1,646.51  325.00  2,302.90  4,068.87  6,750.00  -2,17,100.00  2,302.90  4,6600.88  -17,100.00  -1,646.51  29,593.04  4,6600.88  -17,100.00  -1,646.51  29,593.04	Meeting Room	90.00	90.00	0.00	100.0%
ement Fees 125.00 120.00 5.00 ses agement Fees 3,125.00 3,125.00 0.0  Ianagement Fees 3,250.00 3,245.00 0.0  Itenance 165.71 2,500.00 -2,  Itenance 5,375.00 5,375.00 1,646.51 350.00 2,375.00 2,302.90 6,750.00 2,375.00 -2,  Z302.90 6,750.00 -2,	Office Supplies	0.00	45.00	-45.00	%0.0
125.00 120.00 5.0  agement Fees - Other 3,125.00 3,125.00 0.0  anagement Fees 3,250.00 3,245.00 0.0  ntenance 165.71 2,500.00 -2,  ution 5,375.00 5,375.00 1,646.51 350.00 2,375.00 2,302.90 6,750.00 -2,  2,302.90 6,750.00 -2,  2,90.593.04 46,600.88 -17,	Postage and Delivery Property Management Fees	0.00	/5.00	-75.00	0.0%
nanagement Fees       3,250.00       3,245.00         ntenance       165.71       2,500.00       -2,         ution       5,375.00       7,180.88       -7,         1,646.51       350.00       -2,         325.00       2,375.00       -2,         2,302.90       6,750.00       -2,         29,593.04       46,600.88       -17,	Special Services Property Management Fees - Other	125.00	120.00	5.00	104.2%
ntenance 165.71 2,500.00 -2, ution 5,375.00 7,180.88 -7, 1,646.51 355.00 2,375.00 2,300.00 2,375.00 -2, 2,302.90 6,750.00 -2, 2,96.837 6,750.00 -2,	Total Property Management Fees	3,250.00	3,245.00	2.00	100.2%
0.00 7,180.88 -7, 1,646.51 350.00 0.00 2,375.00 -2, 2,302.90 6,750.00 -2, 29,593.04 46,600.88 -17,	Repairs and Maintenance	165.71	2,500.00	-2,334.29	%9.9
1,646.51 325.00 0.00 2,302.90 4,068.87 6,750.00 -2, 29,593.04 46,600.88	Reserve Contribution Snow Removal	0.00	7,180.88 5,375.00	-7,180.88 0.00	0.0%
325.00 325.00 320.00 2,302.90 4,068.87 6,750.00 -2, 29,593.04 46,600.88 -17,	Storm Water	1,646.51	0	L	
2,302.90 4,068.87 6,750.00 29,593.04 46,600.88	lax Prep Trash	325.00	350.00	-25.00	%5.9% 0.0%
29,593.04 46,600.88	Trash Removal	2,302.90	000		30 00
29,593.04 46,600.88	Water	4,008.87	0,750.00	-2,081.13	60.3%
	Total Expense	29,593.04	46,600.88	-17,007.84	63.5%
16,911.96 -475.88	Net Ordinary Income	16,911.96	-475.88	17,387.84	-3,553.8%

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05/28/24 Cash Basis

9:36 AM

	Jan - May 24	Budget	\$ Over Budget	% of Budget
Other Income/Expense Other Income Interest	2.25			
Total Other Income	2.25			
Net Other Income	2.25			
Net Income	16,914.21	-475.88	17,390.09	-3,554.3%

#### First & Harlan Carriage Homes Condominium Association

#### Annual Meeting Agenda Monday, May 6, 2024, 6:30pm

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- 2. Roll Call
- 3. Approval of April 26, 2023, Annual Meeting Minutes.
- 4. Property Management Report
   ✓ Financials Report
- 5. Open Issues
- 6. New Business
- 7. Meeting Adjourned.

# FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION Annual Meeting Minutes

Wednesday, April 26, 2023

Washington Heights Arts Center

- 1 Call to Order: Cindy Ayde (Cindy) called the meeting to order at 6:30 pm with Board Members Jeff Jacobs (Jeff) and Gordon Corn (Gordon) also hosting the meeting . A quorum was established with 5 proxies and 9 ownerships present.
- 2. Minutes: Minutes of the April 26, 2022 Annual Meeting were approved with a motion by Gordon and a second by Ken Gallegos.
- 3. Property Management Report: Financial Report Jeff reviewed the financials for January through December 2022 with numerous comments on several "high" items, including a negative cash flow condition for the year, snow removal and pet waste provider. The 2023 Budget was approved.
- 4. Open Issues: The Board reviewed several meetings which recently concluded in the cleaning out and installation of a new manhole cover near the north end entrance of the complex. Repair work has been completed by Alpine Air and Rose Paving. Completion of the concrete patches of the drives ways also noted at a cost of approximately \$22,000.
- 5. New Business: The Election of 2023 Board was conducted with Cindy being elected President, Jeff as Treasurer and Gordon as Secretary. A litany of issues were discussed, some of which resulted in approved motions and some of which were placed on a "Task and Follow-up" list as follows.
- a. Our financial condition needs attention and commitment. A resolution was passed to increase monthly dues by \$10 or from \$240 to \$250, effective July 1, 2023.
- b. The effectiveness of the pet clean up vendor was discussed and a resolution passed to instruct Realty One to terminate that contract and service effective as soon as permitted subject to our contractual obligations and without penalty to us.
- c. Board was instructed to contact Realty One to have fruit (apple) trees trimmed and to rake and clean up the fruit under and around these several trees. These areas are both unsightly and may be a liability issue.

- d. Ken Gallegos, unit 52 brought to the Board's attention that some of the mail box doors in our mail kiosk do not properly lock. First, the Board will inquire if the post office can remedy the situation. Second, Board will request a lock smith visit the issue.
- e. Board was asked to evaluate the cleanness of the exteriors of our buildings to determine if (1) they should be power washed (2) bird nests and such be removed from the down spout areas where needed (3) that down spouts needing repair be identified and scheduled for repair.
- f. Board was asked to evaluate and propose a possible "heat tape" solution to the ice buildup in north facing gutters and down drains with respect to that feasibility and cost..
- g. Board was asked to inspect and determine repairs needed on complex shutters.
- 6. Meeting Adjourned.: No further business being brought forward, Cindy called for the meeting to be adjourned at 7:00 pm.

### First & Harlan Carriage Homes Profit & Loss Budget Overview January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Monthly Dues	
Parking Permit Income	1,800.00
Monthly Dues - Other	108,900.00
Total Monthly Dues	110,700.00
Total Income	110,700.00
Expense	
ACH Quarterly Bank Fee	153.00
Annual Filing Fees	40.00
Annual Stormwater	4,200.00
Backflow	250.00
Colorado Department of Revenue	25.00
Department of Treasury	125.00
Insurance Expense	25,020.00
Landscape Contract	14,400.00
Meeting Room	90.00
Office Supplies	45.00
Postage and Delivery	180.00
Property Management Fees Special Services	222.00
Property Management Fees - Other	288.00
Property Management Fees - Other	7,500.00
Total Property Management Fees	7,788.00
Repairs and Maintenance	6,000.00
Reserve Contribution	17,234.00
Snow Removal	12,900.00
Tax Prep	350.00
Trash	5,700.00
Water	16,200.00
Total Expense	110,700.00
Net Ordinary Income	0.00
Net Income	0.00

## First & Harlan Carriage Homes Profit & Loss

January through December 2023

a	Jan - Dec 23
Ordinary Income/Expense	
Income	
Monthly Dues	
Parking Permit Income	2,600.00
Monthly Dues - Other	97,170.00
Total Monthly Dues	99,770.00
Total Income	99,770.00
Expense	
ACH Quarterly Bank Fee	154.60
Annual Filing Fees	40.00
Annual Stormwater	4,164.60
Backflow	250.00
Colorado Department of Revenue	15.00
Department of Treasury	101.00
Gutters/Downspouts	500.00
Insurance Expense	19,618.00
Landscape Contract	15,972.45
Landscapeing/Trees	1,104.00
Landscaping and Groundskeeping	1,234.00
Meeting Room	90.00
Office Supplies	35.52
Paint Project	3,200.00
Postage and Delivery	204.27
Property Management Fees	
Special Services	355.63
<b>Property Management Fees - Other</b>	7,500.00
<b>Total Property Management Fees</b>	7,855.63
Reconciliation Discrepancies	1.00
Repairs and Maintenance	830.55
Roof Repairs	1,275.00
Sewer	375.00
Snow Removal	8,905.35
Storm Water	1,524.93
Tax Prep	325.00
Trash Removal	5,526.96
Water	16,093.94
Total Expense	89,396.80
Net Ordinary Income	10,373.20
Other Income/Expense	
Other Income	
Interest	339.55
Total Other Income	339.55
Net Other Income	339.55
Net Income	10,712.75

## First & Harlan Carriage Homes Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	12,925.22
Reserves	40,346.55
Sooper Credit Union - CD	100,154.60
Sooper Credit Union - Savings	6.48
Total Checking/Savings	153,432.85
Accounts Receivable	
Accounts Receivable	-3,414.82
Total Accounts Receivable	-3,414.82
Total Current Assets	150,018.03
TOTAL ASSETS	150,018.03
LIABILITIES & EQUITY Equity	
Opening Balance Equity	227,085.35
Retained Earnings	-87,590.07
Net Income	10,522.75
Total Equity	150,018.03
TOTAL LIABILITIES & EQUITY	150,018.03

#### First & Harlan Carriage Homes Profit & Loss Budget vs. Actual January through December 2023

Monthly Dues - Other         97,170.00         95,040.00         2,130.00         102.2           Total Monthly Dues         99,770.00         96,840.00         2,930.00           Expense         99,770.00         96,840.00         2,930.00           Expense         4         250.00         250.00         -170.40           Annual Filing Fees         40.00         40.00         0.00           Annual Stormwater         4,164.60         4,200.00         -35.40           Backflow         250.00         250.00         0.00           Colorado Department of Revenue         15.00         100.00         -85.00           Department of Treasury         101.00         500.00         -399.00           Gutters/Downspouts         500.00         18,708.00         910.00           Insurance Expense         19,618.00         18,708.00         910.00           Landscape Contract         15,972.45         11,010.00         4,962.45           Landscaping And Groundskeeping         1,234.00         3,120.00         -1,886.00           Meeting Room         90.00         90.00         -1,886.00           Office Supplies         35.52         -2         -2         238.00         -33.73           Pr		Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Monthly Dues Parking Permit Income Parking Parki	Ordinary Income/Expense				******
Parking Permit Income   2,600.00	Income				
Monthly Dues - Other 97,170.00 95,040.00 2,130.00 102.2  Total Monthly Dues 99,770.00 96,840.00 2,930.00  Expense  ACH Quarterly Bank Fee 154.60 325,00 -170.40 Annual Filing Fees 40.00 40.00 0.00 Annual Stormwater 4,164.60 4,200.00 -35.40 Backflow 250.00 250.00 0.00  Colorado Department of Revenue 15.00 100.00 -85.00 0.00  Colorado Department of Revenue 15.00 100.00 -399.00 Gutters/Downspouts 500.00 0.00  Insurance Expense 19,618.00 18,708.00 910.00 1.399.00 Gutters/Downspouts 15,972.45 11,010.00 4,982.45 1.004.00 0.00 0.00 0.00 0.00 0.00 0.00					
Monthly Dues - Other         97,170.00         95,040.00         2,130.00         102.2           Total Income         99,770.00         96,840.00         2,930.00           Expense         8         40.00         96,840.00         2,930.00           Expense         40.00         40.00         0.00           Annual Filing Fees         40.00         40.00         0.00           Annual Stormwater         4,164.60         4,200.00         -35.40           Backflow         250.00         250.00         0.00           Colorado Department of Revenue         15.00         100.00         -85.00           Department of Treasury         101.00         500.00         -399.00           Gutters/Downspouts         500.00         18,708.00         910.00           Landscape Contract         15,972.45         11,010.00         4,962.45           Landscapeing/Trees         1,104.00         1,104.00         1,886.00           Meeting Room         90.00         -1,886.00         4,962.45           Meeting Room         90.00         -33.73         7           Property Management Fees         355.63         7         7,500.00         -33.73           Property Management Fees - Other         7,5	Parking Permit Income	2,600.00	1,800.00	800.00	144.4%
Total Income	Monthly Dues - Other	97,170.00	95,040.00	2,130.00	102.2%
Expense ACH Quarterly Bank Fee ACH Quarterly Quart	Total Monthly Dues	99,770.00	96,840.00	2,930.00	103.0
ACH Quarterly Bank Fee	Total Income	99,770.00	96,840.00	2,930.00	103.0
Annual Filing Fees 4,0,00 40,00 0,00 Annual Stormwater 4,164,60 4,200,00 -35,40 Backflow 250,00 250,00 0,00 0,00 0,00 Colorado Department of Revenue 15,00 100,00 -359,00 Beatment of Treasury 101,00 500,00 -399,00 Gutters/Downspouts 500,00 Insurance Expense 19,618,00 18,708,00 910,00 Landscape Contract 15,972,45 11,010,00 4,962,45 Landscape Contract 15,972,45 11,010,00 4,962,45 Landscaping/Trees 1,104,00 3,120,00 -1,886,00 Meeting Room 90,00 Office Supplies 35,52 Paint Project 3,200,00 Postage and Delivery 204,27 238,00 -33,73 Property Management Fees 3,563 7,500,00 355,63 Reconciliation Discrepancies 1,00 Repairs and Maintenance 830,55 Reserve Contribution 0,00 9,564,00 9,564,00 Roof Repairs 1,275,00 Sewer 375,00 Sewer 375,00 Sewer 375,00 1,500,00 1,500,00 4,4,344,65 Sprinkler Maintenance 0,00 1,500,00 24,93 Tax Prep 325,00 0,00 Trash Removal 5,526,96 5,700,00 -7,443,20 Voter Income 10,00 1,003,30,55 Voter Income 10,00 1,003,30,55 Voter Income 10,00 1,003,30,55 Voter Income 10,00 1,003,30,55 Voter Income 10,003,30,55 Voter Income 10,000 1,000,00	Expense			,	
Annual Filing Fees 40.00 40.00 -0.00 Annual Stormwater 4.164.60 4.200.00 -35.40 Backflow 250.00 250.00 0.00 Colorado Department of Revenue 15.00 100.00 -350.00 Department of Treasury 101.00 500.00 -399.00 Gutters/Downspouts 500.00 Insurance Expense 19,618.00 18,708.00 910.00 Landscape Contract 15.972.45 11,010.00 4,962.45 Landscapeing/Trees 1,104.00 -4,866.00 Meeting Room 90.00 Office Supplies 35.52 Paint Project 3,200.00 Postage and Delivery 204.27 238.00 -33.73 Property Management Fees Special Services 355.63 Property Management Fees 7,855.63 7,500.00 355.63  Reconciliation Discrepancies 1.00 Repairs and Maintenance 830.55  Reserve Contribution 0.00 9,564.00 -9,564.00 Roof Repairs 1,275.00 Sewer 375.00 Sewer 375.00 Sow Removal 8,905.35 13,240.00 -4,334.65 Sprinkler Maintenance 0.00 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 -2,926.06 Storm Water 1,524.93 1,500.00 -2,926.06 Total Expense 89,396.80 96,840.00 -7,443.20 Voter Income 10,373.20 Other Income 10,000 -7,43.20 Other Income 10,000 -7,443.20 Other Income 339.55  Total Other Income 339.55	ACH Quarterly Bank Fee	154.60	325.00	-170.40	47.69
Annual Stormwater 4,164,60 4,200.00 -355,40 Backflow 250.00 250.00 0.00 Colorado Department of Revenue 15.00 100.00 -85.00 Department of Treasury 101.00 500.00 -399.00 Gutters/Downspouts 500.00 Insurance Expense 19,618.00 18,708.00 910.00 Landscape Contract 15,972.45 11,010.00 4,962.45 Landscaping and Groundskeeping 1,234.00 3,120.00 -1,866.00 Meeting Room 90.00 Office Supplies 35.52 Paint Project 3,200.00 Property Management Fees 3,200.00 Property Management Fees 3,200.00 Property Management Fees 3,200.00 Total Property Management Fees 7,855.63 Property Management Fees 7,855.63 Property Management Fees 8,200.00 Repairs and Maintenance 830.55 Reserve Contribution 0.00 9,564.00 -9,564.00 Repairs and Maintenance 830.55 Reserve Contribution 0.00 9,564.00 -9,564.00 Sonow Removal 8,905.35 13,240.00 4,334.65 Sprinkler Maintenance 0.00 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 24.93 Tax Prep 325.00 325.00 0.00 Trash Removal 5,526.96 5,700.00 -7,443.20 Net Ordinary Income 10,373.20 Other Income 1,600.00 1,373.20 Other Income 1,600.00 Income/Expense Other Income 1,600.00 1,373.20 Other Income/Expense Other Income 1,600.00 1,500.00 -7,443.20 Other Income Interest 339.55 Other Income 339.55 Other Income 1,600.00 In		40.00	40.00		100.0
Backflow		4.164.60			99.2
Colorado Department of Revenue 15.00 100.00 -85.00 Department of Treasury 101.00 500.00 -399.00 Gutters/Downspouts 500.00 Insurance Expense 19,618.00 18,708.00 910.00 Landscape Contract 15,972.45 11,010.00 4,962.45 Landscape Insurance Expense 1,104.00 3,120.00 -1,886.00 Meeting Room 90.00 Office Supplies 35.52 Paint Project 3,200.00 Postage and Delivery 204.27 238.00 -33.73 Property Management Fees Special Services 355.63 Property Management Fees - Other 7,500.00 7,500.00 0.00 100.00 Total Property Management Fees - Other 830.55 Reserve Contribution 0.00 9,564.00 -9,564.00 Repairs and Maintenance 830.55 Reserve Contribution 0.00 9,564.00 -4,334.65 Sprinkler Maintenance 0.00 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 24.93 Tax Prep 325.00 325.00 0.00 Trash Removal 5,526.96 5,700.00 -1,730.4 Water 16,093.94 19,020.00 -7,443.20 Net Ordinary Income 10,373.20 Other Income/Expense Other Income Interest 339.55 Total Other Income	Backflow				100.0
Department of Treasury					
Gutters/Downspouts   500.00   Insurance Expense   19,618.00   18,708.00   910.00   Landscape Contract   15,972.45   11,010.00   4,962.45   Landscapeing/Trees   1,104.00   3,120.00   -1,886.00   Meeting Room   90.00   Office Supplies   35,52   Paint Project   3,200.00   Postage and Delivery   204.27   238.00   -33.73   Property Management Fees   355.63   Property Management Fees   7,500.00   7,500.00   0.00   100.0    Total Property Management Fees   1,00   Repairs and Maintenance   830.55    Reserve Contribution   0,00   9,564.00   -9,564.00   Roof Repairs   1,275.00   Sower   375.00   Snow Removal   8,905.35   13,240.00   -4,334.65   Sprinkler Maintenance   0,00   1,500.00   -4,334.65   Sprinkler Maintenance   0,00   1,500.00   -4,334.65   Sprinkler Maintenance   0,00   325.00   0,00   Trash Removal   5,26.96   5,700.00   -173.04   Water   16,093.94   19,020.00   -2,926.06    Total Expense   89,396.80   96,840.00   -7,443.20   Net Ordinary Income   10,373.20   0.00   10,373.20    Total Other Income   1,500.00   1,500.00   -7,443.20    Total Other Income   339.55    Total Other Income   339.55					15.0
Insurance Expense			300.00	-399.00	20.2
Landscape Contract 15,972.45 11,010.00 4,962.45  Landscapeing/Trees 1,104.00 3,120.00 -1,886.00  Meeting Room 90.00  Office Supplies 35.52  Paint Project 3,200.00  Postage and Delivery 204.27 238.00 -33.73  Property Management Fees  Special Services 355.63  Property Management Fees - Other 7,500.00 7,500.00 355.63  Reconciliation Discrepancies 1.00  Repairs and Maintenance 830.55  Reserve Contribution 0.00 9,564.00 -9,564.00  Roof Repairs 1,275.00  Sewer 375.00  Snow Removal 8,905.35 13,240.00 -4,334.65  Sprinkler Maintenance 9.00 1,500.00 -1,500.00  Storm Water 1,524.93 1,500.00 24.93  Tax Prep 325.00 325.00 0.00  Trash Removal 5,526.96 5,700.00 -173.04  Water 16,093.94 19,020.00 -2,926.06  Total Expense 89,396.80 96,840.00 -7,443.20  Other Income Interest 339.55  Total Other Income 339.55			40 700 00	242.22	
Landscapeing/Trees 1,104.00 Landscaping and Groundskeeping 1,234.00 3,120.00 -1,886.00  Meeting Room 90.00 Office Supplies 35.52 Paint Project 3,200.00 Postage and Delivery 204.27 238.00 -33.73  Property Management Fees Special Services 355.63 Property Management Fees - Other 7,500.00 7,500.00 0.00 100.0  Total Property Management Fees 1,00 Repairs and Maintenance 830.55  Reserve Contribution 0.00 9,564.00 -9,564.00 Roof Repairs 1,275.00 Sewer 375.00 Sower 375.00 Sower 9,000 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 24.93 Tax Prep 325.00 325.00 0.00 Trash Removal 5,526.96 5,700.00 -173.04 Water 16,093.94 19,020.00 -2,926.06  Total Expense 89,396.80 96,840.00 -7,443.20  Other Income Interest 339.55  Total Other Income					104.9
Landscaping and Groundskeeping Meeting Room       1,234.00       3,120.00       -1,886.00         Meeting Room       90.00       000       000       000       000       000       -33.73         Project       3,200.00       204.27       238.00       -33.73       000       -33.73       000       0.00       -33.73       000       0.00       100.0       0.00       100.0       0.00       100.0       0.00       100.0       0.00       0.00       100.0       0.00       100.0       0.00       100.0       0.00 <t< td=""><td></td><td></td><td>11,010.00</td><td>4,962.45</td><td>145.1</td></t<>			11,010.00	4,962.45	145.1
Meeting Room       90.00         Office Supplies       35.52         Paint Project       3,200.00         Postage and Delivery       204.27       238.00       -33.73         Property Management Fees       355.63       -50.00       0.00       100.0         Special Services       355.63       7,500.00       0.00       100.0         Total Property Management Fees       7,855.63       7,500.00       355.63         Reconciliation Discrepancies       1.00       1.00       9,564.00       -9,564.00         Repairs and Maintenance       830.55       -9,564.00       -9,564.00       -9,564.00         Reserve Contribution       0.00       9,564.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,5	· •		10.0% 26.11792* - 985.4/4		
Office Supplies         35.52           Paint Project         3,200.00           Postage and Delivery         204.27         238.00         -33.73           Property Management Fees         355.63         Property Management Fees - Other         7,500.00         7,500.00         0.00         100.0           Total Property Management Fees         7,855.63         7,500.00         355.63         355.63           Reconciliation Discrepancies         1.00         80.00         80.00         9,564.00         -9,564.00           Reserve Contribution         0.00         9,564.00         -9,564.00         -9,564.00           Reserve Contribution         0.00         9,564.00         -9,564.00         -9,564.00           Sewer         375.00         30.00         -9,564.00			3,120.00	-1,886.00	39.6
Paint Project         3,200.00           Postage and Delivery         204.27         238.00         -33.73           Property Management Fees         355.63         7,500.00         7,500.00         0.00         100.00           Total Property Management Fees         7,855.63         7,500.00         355.63         355.63           Reconciliation Discrepancies         1.00         1.00         80.00         -9,564.00         -9,564.00           Reserve Contribution         0.00         9,564.00         -9,564.00         -9,564.00         -9,564.00           Roserve Contribution         0.00         9,564.00         -9,564.00 </td <td></td> <td></td> <td></td> <td></td> <td></td>					
Postage and Delivery		35.52			
Property Management Fees Special Services Special Services Property Management Fees - Other 7,500.00 7,500.00 0.00 100.0  Total Property Management Fees 7,855.63 7,500.00 355.63  Reconciliation Discrepancies 1.00 Repairs and Maintenance 830.55  Reserve Contribution 0.00 9,564.00 -9,564.00 Roof Repairs 1,275.00 Sewer 375.00 Snow Removal 8,905.35 13,240.00 -4,334.65 Sprinkler Maintenance 0.00 1,500.00 -1,500.00 Storm Water 1,524.93 1,500.00 24.93 Tax Prep 325.00 325.00 0.00 Trash Removal 5,526.96 5,700.00 -173.04 Water 16,093.94 19,020.00 -2,926.06  Total Expense 89,396.80 96,840.00 -7,443.20  Other Income/Expense Other Income Interest 339.55  Total Other Income Interest 339.55	Paint Project	3,200.00			
Property Management Fees   355.63   Property Management Fees - Other   7,500.00   7,500.00   0.00   100.00     Total Property Management Fees   7,855.63   7,500.00   355.63     Reconciliation Discrepancies   1.00   Repairs and Maintenance   830.55     Reserve Contribution   0.00   9,564.00   -9,564.00   Roof Repairs   1,275.00   Sewer   375.00   Snow Removal   8,905.35   13,240.00   -4,334.65   Sprinkler Maintenance   0.00   1,500.00   -1,500.00   Storm Water   1,524.93   1,500.00   24.93   Tax Prep   325.00   325.00   0.00   173.04   Water   16,093.94   19,020.00   -2,926.06     Total Expense   89,396.80   96,840.00   -7,443.20   Ret Ordinary Income   10,373.20   Other Income   Interest   339.55   Total Other Income   1339.55   Total Other Income   339.55   Total Other Inc	Postage and Delivery	204.27	238.00	-33.73	85.8
Special Services	Property Management Fees				00.0
Property Management Fees         7,500.00         7,500.00         0.00         100.0           Total Property Management Fees         7,855.63         7,500.00         355.63           Reconciliation Discrepancies         1.00         1.00         880.55         1.00         9,564.00         -4,334.65         -9,564.00         -9,564.00         -4,334.65         -9,564.00         -1,500.00		355 63			
Reconciliation Discrepancies       1.00         Repairs and Maintenance       830.55         Reserve Contribution       0.00       9,564.00       -9,564.00         Roof Repairs       1,275.00       -9,564.00       -9,564.00         Sewer       375.00       -1,500.00       -4,334.65       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       24.93       -1,500.00       24.93       -1,500.00       24.93       -1,500.00       24.93       -1,500.00       24.93       -1,500.00       -1,500.00       24.93       -1,500.00       -1,500.00       -1,500.00       24.93       -1,500.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00       -1,700.00			7,500.00	0.00	100.0%
Repairs and Maintenance       830.55         Reserve Contribution       0.00       9,564.00       -9,564.00         Roof Repairs       1,275.00       -9,564.00       -9,564.00         Sewer       375.00       -1,275.00       -1,275.00       -1,275.00       -1,270.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,249.3       -1,249.0       -1,249.3       -1,249.3       -1,249.0       -1,249.3       -1,249.3       -1,249.0       -1,249.3       -1,249.0       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -1,249.3       -	Total Property Management Fees	7,855.63	7,500.00	355.63	104.7
Repairs and Maintenance       830.55         Reserve Contribution       0.00       9,564.00       -9,564.00         Roof Repairs       1,275.00       -9,564.00       -9,564.00         Sewer       375.00       -1,275.00       -1,275.00       -2,334.65       -2,334.65       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -1,500.00       -2,493       -1,500.00       -2,493       -1,500.00       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -2,926.06       -1,700.00       -2,926.06       -1,743.20       -1,	Reconciliation Discrepancies	1.00			
Roof Repairs       1,275.00         Sewer       375.00         Snow Removal       8,905.35       13,240.00       -4,334.65         Sprinkler Maintenance       0.00       1,500.00       -1,500.00         Storm Water       1,524.93       1,500.00       24.93         Tax Prep       325.00       325.00       0.00         Trash Removal       5,526.96       5,700.00       -173.04         Water       16,093.94       19,020.00       -2,926.06         Total Expense         Net Ordinary Income       10,373.20       0.00       10,373.20         Other Income/Expense       Other Income       339.55         Total Other Income       339.55			*		
Roof Repairs       1,275.00         Sewer       375.00         Snow Removal       8,905.35       13,240.00       -4,334.65         Sprinkler Maintenance       0.00       1,500.00       -1,500.00         Storm Water       1,524.93       1,500.00       24.93         Tax Prep       325.00       325.00       0.00         Trash Removal       5,526.96       5,700.00       -173.04         Water       16,093.94       19,020.00       -2,926.06         Total Expense         Sever Main Removal       96,840.00       -7,443.20         Other Income/Expense       0.00       10,373.20         Other Income Interest       339.55         Total Other Income       339.55	Reserve Contribution	0.00	9.564.00	-9 564 00	0.0
Sewer       375.00         Snow Removal       8,905.35       13,240.00       -4,334.65         Sprinkler Maintenance       0.00       1,500.00       -1,500.00         Storm Water       1,524.93       1,500.00       24.93         Tax Prep       325.00       325.00       0.00         Trash Removal       5,526.96       5,700.00       -173.04         Water       16,093.94       19,020.00       -2,926.06         Total Expense       89,396.80       96,840.00       -7,443.20         Net Ordinary Income       10,373.20       0.00       10,373.20         Other Income/Expense       Other Income       339.55         Total Other Income       339.55	Roof Repairs		0,001.00	0,004.00	0.0
Snow Removal       8,905.35       13,240.00       -4,334.65         Sprinkler Maintenance       0.00       1,500.00       -1,500.00         Storm Water       1,524.93       1,500.00       24.93         Tax Prep       325.00       325.00       0.00         Trash Removal       5,526.96       5,700.00       -173.04         Water       16,093.94       19,020.00       -2,926.06         Total Expense       89,396.80       96,840.00       -7,443.20         Other Income/Expense       00ther Income/Expense       00ther Income       10,373.20       0.00       10,373.20         Total Other Income       339.55       339.55       13,240.00       -4,334.65       -1,500.00       -1,500.00       -24.93       -1,500.00       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,730.04       -1,7443.20       -2,926.06 <t< td=""><td>25 (1986 1997 - 1997) 19 (1997 1998 1998 1998 1999 1999 1999 1999</td><td></td><td></td><td></td><td></td></t<>	25 (1986 1997 - 1997) 19 (1997 1998 1998 1998 1999 1999 1999 1999				
Sprinkler Maintenance         0.00         1,500.00         -1,500.00           Storm Water         1,524.93         1,500.00         24.93           Tax Prep         325.00         325.00         0.00           Trash Removal         5,526.96         5,700.00         -173.04           Water         16,093.94         19,020.00         -2,926.06           Total Expense         89,396.80         96,840.00         -7,443.20           Stet Ordinary Income         10,373.20         0.00         10,373.20           Other Income/Expense         Other Income         339.55           Total Other Income         339.55			12 240 00	4 224 65	07.0
Storm Water         1,524.93         1,500.00         24.93           Tax Prep         325.00         325.00         0.00           Trash Removal         5,526.96         5,700.00         -173.04           Water         16,093.94         19,020.00         -2,926.06           Total Expense         89,396.80         96,840.00         -7,443.20           Wet Ordinary Income         10,373.20         0.00         10,373.20           Other Income/Expense         Other Income         339.55           Total Other Income         339.55					67.3
Tax Prep         325.00         325.00         0.00           Trash Removal         5,526.96         5,700.00         -173.04           Water         16,093.94         19,020.00         -2,926.06           Total Expense         89,396.80         96,840.00         -7,443.20           Net Ordinary Income         10,373.20         0.00         10,373.20           Other Income/Expense         Other Income         339.55           Total Other Income         339.55					0.0
Trash Removal Water         5,526.96 16,093.94         5,700.00 19,020.00         -173.04 -2,926.06           Total Expense         89,396.80         96,840.00         -7,443.20           Net Ordinary Income         10,373.20         0.00         10,373.20           Other Income/Expense Other Income Interest         339.55           Total Other Income         339.55					101.7
Water         16,093.94         19,020.00         -2,926.06           Total Expense         89,396.80         96,840.00         -7,443.20           Net Ordinary Income         10,373.20         0.00         10,373.20           Other Income/Expense Other Income Interest         339.55         339.55           Total Other Income         339.55					100.0
Total Expense 89,396.80 96,840.00 -7,443.20  Net Ordinary Income 10,373.20 0.00 10,373.20  Other Income/Expense Other Income Interest 339.55  Total Other Income 339.55				-173.04	97.0
Set Ordinary Income	Water	16,093.94	19,020.00	-2,926.06	84.6
Other Income/Expense Other Income Interest 339.55  Total Other Income 339.55	Total Expense	89,396.80	96,840.00	-7,443.20	92.3
Other Income         339.55           Interest         339.55           Total Other Income         339.55	Net Ordinary Income	10,373.20	0.00	10,373.20	100.0
Interest         339.55           Total Other Income         339.55					
Total Other Income 339.55					
	Interest	339.55			
Net Other Income 339.55	Total Other Income	339.55			
	Net Other Income	339.55			
10,712.75 0.00 10,712.75	Income	10,712.75	0.00	10,712.75	100.0

#### First & Harlan Carriage Homes Condominium Association

#### **Board of Directors Meeting Agenda**

Tuesday, February 27, 2024 6:30pm

Conference Call in Information: 1.916.235.1420 PIN# 557413

- 1. Call to Order
- 2. Roll Call
- 3. Approval of the October 24, 2023 Board of Director Minutes
- 4. Property Management Report
- 5. Open Issues
- 6. New Business
- 7. Meeting Adjourned

# FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

# Board Meeting Minutes Tuesday, October 24, 2023 Conference Call

- **1. Call to Order:** 6:30 pm, by Cindy Ayde, also on conference were Board members Gordon Corn, Jeff Jacobs and Forrest Scruggs of Realty One.
- **2. Minutes:** Minutes of the Board Meeting from August 22, 2023 are approved, motion by Gordon, second by Cindy, all in favor.
- 3. Homeowners Forum: None
- 4 Property Management Report:

Financial Report – Forrest Scruggs reviewed the financials for the year to 9-30-23. The 9-30-23 Balance sheet was presented by Forrest and he stated the Reserve is fully funded in accordance with Budget. The scheduled Income is on Budget as well.

- 5 Open Issues: The fence at the northwest corner has been damaged by a hit and run vehicle. Gordon estimated there was approximately 60 feet of split rail fence that needs replaced. Forrest will get an estimate for the repairs (probably less than a \$1,000). It is not covered by HOA insurance as it will be less than the deductible. Forrest said if we get information from the police on the suspect, we will pursue their insurance for coverage.
- 6 New Business: Crabapples are showing up again and Forrest will ask Kevin with Bluegrass to remove them from sidewalk areas.

The owner in #53 has moved out but still owns the unit; we should now send a letter requesting the special light that the HOA approved while living there should be removed.

Jeff is going to send a bid for cleaning the gutters.

The 15 month CD was put in place for \$100K at Sooper Credit Union,

**Meeting Adjourned:** by Cindy 6:57, second by Jeff pm. Next meeting will be held at Cindy's house; Forrest will be on the phone.

# First & Harlan Carriage Homes Profit & Loss

January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	M-30-4-20-20-10-0-10-0-10-0-10-0-10-0-10-0-
Income	
Monthly Dues	
Parking Permit Income	2,600.00
Monthly Dues - Other	97,170.00
Total Monthly Dues	99,770.00
Total Income	99,770.00
Expense	
ACH Quarterly Bank Fee	154.60
Annual Filing Fees	40.00
Annual Stormwater	4,164.60
Backflow	250.00
Colorado Department of Revenue	15.00
Department of Treasury	101.00
Gutters/Downspouts	500.00
Insurance Expense	19,618.00
Landscape Contract	15,972.45
Landscapeing/Trees	1,104.00
Landscaping and Groundskeeping	1,234.00
Meeting Room	90.00
Office Supplies	35.52
Paint Project	3,200.00
Postage and Delivery	204.27
Property Management Fees	204.27
Special Services	355.63
Property Management Fees - Other	7,500.00
Total Property Management Fees	7,855.63
Reconciliation Discrepancies	1.00
Repairs and Maintenance	830.55
Roof Repairs	1,275.00
Sewer	375.00
Snow Removal	8,905.35
Storm Water	1,524.93
Tax Prep	325.00
Trash Removal	5,526.96
Water	16,093.94
Total Expense	89,396.80
Net Ordinary Income	10,373.20
Other Income/Expense	
Other Income Interest	339.55
Total Other Income	. 339.55
Net Other Income	339.55
Net Income	10,712.75

# First & Harlan Carriage Homes Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings Operating	40.005.00
Reserves	12,925.22
Sooper Credit Union - CD	40,346.55 100,154.60
Sooper Credit Union - Savings	6.48
Total Checking/Savings	153,432.85
Accounts Receivable	
Accounts Receivable	-3,414.82
Total Accounts Receivable	-3,414.82
Total Current Assets	150,018.03
TOTAL ASSETS	150,018.03
LIABILITIES & EQUITY Equity	
Opening Balance Equity	227,085.35
Retained Earnings	-87,590.07
Net Income	10,522.75
Total Equity	150,018.03
TOTAL LIABILITIES & EQUITY	150,018.03

9:38 AM 12/30/23 Cash Basis

# First & Harlan Carriage Homes Profit & Loss Budget vs. Actual January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues				
Parking Permit Income	2,600.00	1,800.00	800.00	144.4%
Monthly Dues - Other	97,170.00	95,040.00	2,130.00	102.2%
Total Monthly Dues	99,770.00	96,840.00	2,930.00	103.0%
Total Income	99,770.00	96,840.00	2,930.00	103.0%
Expense				
ACH Quarterly Bank Fee	154.60	325.00	-170.40	47.00
Annual Filing Fees	40.00	40.00		47.6%
Annual Stormwater	4,164.60		0.00	100.0%
Backflow		4,200.00	-35.40	99.2%
	250.00	250.00	0.00	100.0%
Colorado Department of Revenue	15.00	100.00	-85.00	15.0%
Department of Treasury	101.00	500.00	-399.00	20.29
Gutters/Downspouts	500.00			
Insurance Expense	19,618.00	18,708.00	910.00	104.99
Landscape Contract	15,972.45	11,010.00	4,962.45	145.19
Landscapeing/Trees	1,104.00		1,002.40	143.17
Landscaping and Groundskeeping	1,234.00	3,120.00	1 996 00	00.00
Meeting Room	90.00	5,120.00	-1,886.00	39.6%
Office Supplies	35.52			
Paint Project				
	3,200.00			
Postage and Delivery	204.27	238.00	-33.73	85.8%
Property Management Fees				
Special Services	355.63			
Property Management Fees - Other	7,500.00	7,500.00	0.00	100.0%
<b>Total Property Management Fees</b>	7,855.63	7,500.00	355.63	104.7%
Reconciliation Discrepancies	1.00			
Repairs and Maintenance	830.55	¥		
Reserve Contribution	0.00	0.564.00	0.504.00	
Reserve Contribution	0.00	9,564.00	-9,564.00	0.0%
Roof Repairs	1,275.00	9,564.00	-9,564.00	0.0%
Roof Repairs Sewer	1,275.00 375.00	Programme No. 14.00	-9,564.00	0.0%
Roof Repairs Sewer Snow Removal	1,275.00	9,564.00	-9,564.00 -4,334.65	
Roof Repairs Sewer Snow Removal Sprinkler Maintenance	1,275.00 375.00	Programme No. 14.00	-4,334.65	67.3%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water	1,275.00 375.00 8,905.35	13,240.00 1,500.00	-4,334.65 -1,500.00	67.3% 0.0%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance	1,275.00 375.00 8,905.35 0.00	13,240.00 1,500.00 1,500.00	-4,334.65 -1,500.00 24.93	67.3% 0.0% 101.7%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00	13,240.00 1,500.00 1,500.00 325.00	-4,334.65 -1,500.00 24.93 0.00	67.39 0.09 101.79 100.09
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep	1,275.00 375.00 8,905.35 0.00 1,524.93	13,240.00 1,500.00 1,500.00 325.00 5,700.00	-4,334.65 -1,500.00 24.93 0.00 -173.04	67.3% 0.0% 101.7% 100.0% 97.0%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep Trash Removal	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00 5,526.96 16,093.94	13,240.00 1,500.00 1,500.00 325.00 5,700.00 19,020.00	-4,334.65 -1,500.00 24.93 0.00 -173.04 -2,926.06	67.3% 0.0% 101.7% 100.0% 97.0% 84.6%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep Trash Removal Water  Total Expense	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00 5,526.96 16,093.94	13,240.00 1,500.00 1,500.00 325.00 5,700.00 19,020.00	-4,334.65 -1,500.00 24.93 0.00 -173.04 -2,926.06	67.3% 0.0% 101.7% 100.0% 97.0% 84.6%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep Trash Removal Water  Total Expense  Net Ordinary Income	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00 5,526.96 16,093.94	13,240.00 1,500.00 1,500.00 325.00 5,700.00 19,020.00	-4,334.65 -1,500.00 24.93 0.00 -173.04 -2,926.06	67.3% 0.0% 101.7% 100.0% 97.0% 84.6%
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Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep Trash Removal Water  Total Expense Net Ordinary Income Other Income/Expense Other Income Interest	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00 5,526.96 16,093.94 89,396.80 10,373.20	13,240.00 1,500.00 1,500.00 325.00 5,700.00 19,020.00	-4,334.65 -1,500.00 24.93 0.00 -173.04 -2,926.06	0.0% 67.3% 0.0% 101.7% 100.0% 97.0% 84.6% 92.3%
Roof Repairs Sewer Snow Removal Sprinkler Maintenance Storm Water Tax Prep Trash Removal Water  Total Expense Net Ordinary Income Other Income/Expense Other Income Interest Total Other Income	1,275.00 375.00 8,905.35 0.00 1,524.93 325.00 5,526.96 16,093.94 89,396.80 10,373.20 339.55 339.55	13,240.00 1,500.00 1,500.00 325.00 5,700.00 19,020.00	-4,334.65 -1,500.00 24.93 0.00 -173.04 -2,926.06	67.3% 0.0% 101.7% 100.0% 97.0% 84.6%