

<b>BOULDER RANCH MASTER HOA 788 HOMES ANNUAL ASSESSMENT \$ 762.00 MONTHLY INSTALLMENT \$63.50</b>	<b>2022 BUDGET ANNUAL</b>	<b>ACTUALS AS OF 073122</b>	<b>2023 BUDGET ANNUAL</b>	<b>MONTHLY</b>	<b>PER LOT</b>
<b>OPERATING REVENUE</b>					
Assessments	\$520,080.00	\$303,380.00	\$600,456.00	\$50,038.00	\$63.50
Capital Contribution - Income	\$4,992.00	\$3,469.99	\$0.00	\$0.00	\$0.00
Late Fees	\$720.00	\$2,632.60	\$0.00	\$0.00	\$0.00
Interest - Operating	\$240.00	\$19.09	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$1,475.00	\$0.00	\$0.00	\$0.00
Interest - Homeowner	\$0.00	\$131.42	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$1,036.53	\$0.00	\$0.00	\$0.00
Water Income from First Light	\$110,700.00	\$91,367.94	\$191,872.68	\$0.00	\$0.00
Water Income from High Noon	\$61,500.00	\$15,392.71	\$62,110.68	\$0.00	\$0.00
<b>TOTAL OPERATING REVENUE</b>	<b>\$698,232.00</b>	<b>\$418,905.28</b>	<b>\$854,439.36</b>	<b>\$50,038.00</b>	<b>\$63.50</b>
<b>OPERATING EXPENSES</b>					
<b>Administrative</b>					
NSF Charge Back	\$0.00	\$80.00	\$0.00	\$0.00	\$0.00
Envelopes (Included)	\$0.00	\$356.00	\$0.00	\$0.00	\$0.00
Coupons (\$7.00 x 788)	\$0.00	\$4,879.00	\$5,516.00	\$459.67	\$0.58
Postage	\$3,600.00	\$1,320.16	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$3,600.00</b>	<b>\$6,635.16</b>	<b>\$5,516.00</b>	<b>\$459.67</b>	<b>\$0.58</b>
<b>Common</b>					
Electrical R & M	\$2,700.00	\$50.00	\$50.00	\$4.17	\$0.01
Lighting	\$1,140.00	\$4,209.90	\$5,000.00	\$416.67	\$0.53
General R & M	\$2,400.00	\$4,526.29	\$5,000.00	\$416.67	\$0.53
Pest Control (\$110 x 12 months)	\$1,440.00	\$770.00	\$1,320.00	\$110.00	\$0.14
Other R & M	\$0.00	\$2,450.00	\$3,000.00	\$250.00	\$0.32
Signs & Supplies	\$1,200.00	\$2,155.00	\$2,500.00	\$208.33	\$0.26
Security	\$177,804.00	\$102,228.79	\$197,259.00	\$16,438.25	\$20.86
<b>TOTAL</b>	<b>\$186,684.00</b>	<b>\$116,389.98</b>	<b>\$214,129.00</b>	<b>\$17,844.08</b>	<b>\$22.64</b>
<b>Community</b>					
Secretary of State	\$50.00	\$60.00	\$50.00	\$4.17	\$0.01
NRED - Ombudsman (\$4.25 x 788)	\$3,349.00	\$3,713.23	\$3,349.00	\$279.08	\$0.10
<b>TOTAL</b>	<b>\$3,399.00</b>	<b>\$3,773.23</b>	<b>\$3,399.00</b>	<b>\$283.25</b>	<b>\$0.11</b>
<b>Gate</b>					
Internet - Gate	\$0.00	\$1,232.88	\$2,470.00	\$205.83	\$0.26
Gate Remotes	\$0.00	\$77.00	\$420.00	\$35.00	\$0.04
Gate Repair & Maintenance	\$2,400.00	\$3,766.63	\$2,200.00	\$183.33	\$0.23
Gate - TES (DoorKing Cell Sub.)	\$300.00	\$87.90	\$1,055.00	\$87.92	\$0.11
<b>TOTAL</b>	<b>\$2,700.00</b>	<b>\$5,164.41</b>	<b>\$6,145.00</b>	<b>\$512.08</b>	<b>\$0.34</b>

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<b>Insurance</b>					
Liability/Property/Fidelity/DNO/Work's Comp (est +5%)	\$8,000.00	\$21,317.00	\$22,382.85	\$1,865.24	\$2.37
<b>TOTAL</b>	<b>\$8,000.00</b>	<b>\$21,317.00</b>	<b>\$22,382.85</b>	<b>\$1,865.24</b>	<b>\$2.37</b>
<b>Landscaping</b>					
Backflow Testing	\$200.00	\$130.00	\$150.00	\$12.50	\$0.02
Contract	\$31,200.00	\$19,950.00	\$35,400.00	\$2,950.00	\$3.74
Irrigation	\$0.00	\$1,175.00	\$2,000.00	\$166.67	\$0.21
Shrub Install	\$0.00	\$30,512.50	\$2,500.00	\$208.33	\$0.26
Aeration / Fertilization (\$900 2x/year)	\$1,700.00	\$900.00	\$1,800.00	\$150.00	\$0.19
Disease / Pest / Weed	\$0.00	\$2,640.00	\$2,700.00	\$225.00	\$0.29
Palm Tree Trimming	\$3,980.00	\$765.00	\$2,000.00	\$166.67	\$0.21
<b>TOTAL</b>	<b>\$37,080.00</b>	<b>\$56,072.50</b>	<b>\$46,550.00</b>	<b>\$3,879.17</b>	<b>\$4.92</b>
<b>Management</b>					
Contract	\$62,640.00	\$36,540.00	\$64,800.00	\$5,400.00	\$6.85
Other Mgmt Services	\$0.00	\$29.18	\$100.00	\$8.33	\$0.01
<b>TOTAL</b>	<b>\$62,640.00</b>	<b>\$36,569.18</b>	<b>\$64,900.00</b>	<b>\$5,408.33</b>	<b>\$6.86</b>
<b>Other</b>					
Statutory Pre Collection Notice	\$0.00	-\$1,650.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$1,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Expense</b>					
Bank Charges	\$0.00	-\$39.01	\$0.00	\$0.00	\$0.00
Audit	\$150.00	\$750.00	\$1,500.00	\$125.00	\$0.16
<b>TOTAL</b>	<b>\$150.00</b>	<b>\$710.99</b>	<b>\$1,500.00</b>	<b>\$125.00</b>	<b>\$0.16</b>
<b>Pool</b>					
Janitorial	\$11,160.00	\$7,723.50	\$12,400.00	\$1,033.33	\$1.31
Janitorial Supplies	\$600.00	\$666.29	\$700.00	\$58.33	\$0.07
Pool Contract	\$17,400.00	\$4,700.00	\$11,400.00	\$950.00	\$1.21
Pool Repair & Maintenance	\$4,800.00	\$3,612.02	\$6,000.00	\$500.00	\$0.63
SNHD Permits (27% increase)	\$1,123.00	\$0.00	\$1,500.00	\$125.00	\$0.16
<b>TOTAL</b>	<b>\$35,083.00</b>	<b>\$16,701.81</b>	<b>\$32,000.00</b>	<b>\$2,666.67</b>	<b>\$3.38</b>

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<b>Reserve</b>					
Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Contribution	\$97,392.00	\$59,892.00	\$98,902.00	\$8,241.83	\$10.46
<b>TOTAL</b>	<b>\$97,392.00</b>	<b>\$59,892.00</b>	<b>\$98,902.00</b>	<b>\$8,241.83</b>	<b>\$10.46</b>
<b>Taxes</b>					
Tax Return	\$150.00	\$150.00	\$150.00	\$12.50	\$0.02
<b>TOTAL</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$12.50</b>	<b>\$0.02</b>
<b>Utility (est. 5% increase)</b>					
Gas	\$1,920.00	\$402.55	\$1,550.00	\$129.17	\$0.16
Electricity / Power	\$9,600.00	\$2,784.37	\$12,165.00	\$1,013.75	\$1.29
Sewer	\$0.00	\$76.38	\$500.00	\$41.67	\$0.05
Telephone Gate	\$2,100.00	\$1,669.67	\$8,800.00	\$733.33	\$0.93
Water	\$216,000.00	\$123,235.69	\$623,030.00	\$51,919.17	\$65.89
<b>TOTAL</b>	<b>\$229,620.00</b>	<b>\$128,168.66</b>	<b>\$646,045.00</b>	<b>\$53,837.08</b>	<b>\$68.32</b>
<b>TOTAL EXPENSES</b>	<b>\$666,498.00</b>	<b>\$453,144.92</b>	<b>\$1,141,618.85</b>	<b>\$92,468.24</b>	<b>\$116.79</b>
<b>NET INCOME/(LOSS)</b>	<b>\$31,734.00</b>	<b>-\$34,239.64</b>	<b>-\$287,179.49</b>	<b>-\$42,430.24</b>	<b>-\$53.29</b>
<b>RESERVE SUMMARY</b>					
	<b>ACTUAL</b>		<b>RESERVE STUDY</b>		
<b>Projected Balance 1/1/23</b>	<b>\$357,225.44</b>		<b>\$554,155.00</b>		
<b>Estimated Interest Income +</b>	<b>\$519.12</b>		<b>\$1,263.00</b>		
<b>Reserve Contribution +</b>	<b>\$98,902.00</b>		<b>\$98,902.00</b>		
<b>Reserve Expenditures -</b>	<b>\$154,501.82</b>		<b>\$74,145.00</b>		<b>Percent Funded</b>
<b>Anticipated Balance 12/31/22 =</b>	<b>\$302,144.74</b>		<b>\$580,175.00</b>		<b>52.08%</b>

**Reserve Expenditures**

Paint Iron Fence/ Gates	\$5,414.00	Pool Umbrellas & Stands	\$1,337.00
Eletronic Pool Ped Gate	\$1,423.00	Dual Picnic Table/Shade Canopy	\$24,931.00
Lock		Rock Refresh (Phase 3)	\$15,914.00
Splash Pad Pump/Motor	\$955.00	Paint	
Spa Resurface (Incl. Tile)	\$2,347.00	Curbs/Humps/ Park Lots	\$9,812.00
Pool Filters (Sand)	\$7,320.00	<b>Total</b>	<b>\$74,146.00</b>

<b>BOULDER RANCH MASTER HOA</b> <b>788 HOMES</b> <b>ANNUAL ASSESSMENT \$ 762.00</b> <b>MONTHLY INSTALLMENT \$63.50</b>	<b>2022</b> <b>BUDGET</b> <b>ANNUAL</b>	<b>ACTUALS</b> <b>AS OF</b> <b>073122</b>	<b>2023</b> <b>BUDGET</b> <b>ANNUAL</b>	<b>MONTHLY</b>	<b>PER LOT</b>
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5 HP Pool Circ. Pump/Motor \$4,693.00