

<b>Highlands Park POA</b>	<b>Annual</b>	<b>2021 Budget</b>	<b>2021 Actuals</b>	<b>Comments</b>
	Budget Proposed 2022			
<b>Income</b>				
Annual Assessments	24,150.00	24,150.00	24,150.00	Annual dues of \$150 per household for 161 homeowners
Design Review Fine			500.00	
Fines			104,150.00	
Good Neighbor Fine			7,000.00	
Interest Income			39.77	
Record Change Fee			1,000.00	
Street Sweeping			400.00	
<b>Total Income</b>	<b>\$ 24,150.00</b>	<b>\$ 24,150.00</b>	<b>\$ 137,239.77</b>	
<b>Gross Revenue</b>	<b>\$ 24,150.00</b>	<b>\$ 24,150.00</b>	<b>\$ 137,239.77</b>	
<b>Expenses</b>				
Accounting	205.00	200.00	203.40	CPA Filing \$200, 1099 filing \$5
Annual Meeting	225.00	225.00		Flat to Prior Year
CO Annual Report	10.00	10.00	10.00	SOS registration
Common Area Maintenance	5,400.00	5,000.00	5,373.60	Increased based off 2021 actuals
Design Review Admin	1,500.00	1,500.00	1,292.80	5 year average \$1423- Flat to Prior Year
DORA Registration	38.00	38.00	38.00	Flat to Prior Year
Fire Mitigation	350.00	350.00	1,276.06	Actuals due to Firewise event- not planned for 2022
Insurance	702.00	702.00	668.00	Increase didn't happen in 2021, expected in 2022
Legal	1,000.00	1,000.00		Flat to Prior Year
Management Fees	15,118.00	14,480.04	14,480.04	<a href="#">Prior Year + CPI</a>
Office Supplies	700.00	700.00	591.30	Annual storage unit \$580, \$120 office supplies
Pet Maintenance	400.00	400.00	170.70	3 year average \$380- anticipating one more bill 2021
Postage	285.00	100.00	283.91	Po Box renewal, certified mail funds, annual meeting packets and other mailings.
Water	475.00	450.00	453.97	Bi-monthly bill of ~\$76
Website	150.00	150.00	150.00	
<b>Total Expenses</b>	<b>\$ 26,558.00</b>	<b>\$ 25,305.04</b>	<b>\$ 24,991.78</b>	
<b>Net Operating Income</b>	<b>(2,408.00)</b>	<b>(1,155.04)</b>	<b>\$ 112,247.99</b>	Budget depends on how much of fines will be paid & what that will do to retained earnings
<b>Net Income</b>	<b>(2,408.00)</b>	<b>(1,155.04)</b>	<b>\$ 112,247.99</b>	

<b>2021 Retained earnings</b>	\$189,489.44	77,241.45	77,241.45
<b>2022 estimated net loss</b>	<b>(\$2,408.00)</b>	<b>(\$1,155.04)</b>	\$112,247.99
<b>2022 Retained earning</b>	\$187,081.44	\$76,086.41	189,489.44