



2023-2024 | Blakewood Court | FY2024

As of 9/25/2023

Prepared By: RE/MAX Country
 820 Castle Valley Boulevard Suite 107
 P.O. Box 1010
 New Castle, CO 81647

| Account | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | FY 2024 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------|
| Income | | | | | | | | | | | | | |
| Association Assessments Income-1 | | | | | | | | | | | | | |
| Association Operating Assessment-1 | 3,742.50 | 3,742.50 | 3,742.50 | 3,742.50 | 4,192.50 | 4,192.50 | 4,192.50 | 4,192.50 | 4,192.50 | 4,192.50 | 4,192.50 | 4,192.50 | \$48,510.00 |
| Association Reserves Assessment-1 | 457.50 | 457.50 | 457.50 | 457.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | \$4,290.00 |
| Subtotal for Association Assessments Income-1 | 4,200.00 | 4,200.00 | 4,200.00 | 4,200.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | \$52,800.00 |
| Total for Income | 4,200.00 | 4,200.00 | 4,200.00 | 4,200.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | \$52,800.00 |
| Expenses | | | | | | | | | | | | | |
| *Landscaping Expense | | | | | | | | | | | | | |
| Aeration-2 | 0.00 | 300.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$300.00 |
| Fertilization-Weedkill-2 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | \$600.00 |
| Grounds Clean Up-2 | 0.00 | 400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 385.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$785.00 |
| Irrigation System Repairs-2 | 0.00 | 0.00 | 400.00 | 60.00 | 60.00 | 60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$580.00 |
| Irrigation Water-2 | 0.00 | 35.00 | 50.00 | 65.00 | 65.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$265.00 |
| Irrigations Start up-Winterization-2 | 0.00 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$400.00 |
| Lawn-care-Mow-Trim-2 | 0.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$9,000.00 |
| Snow Removal-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | \$5,000.00 |
| Tree Trimming/Removal/Root Feeding-2 | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$400.00 |
| Weeding-2 | 0.00 | 325.00 | 325.00 | 325.00 | 325.00 | 325.00 | 325.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$1,950.00 |
| Subtotal for *Landscaping Expense | 0.00 | 2,710.00 | 2,475.00 | 1,950.00 | 2,350.00 | 2,135.00 | 2,075.00 | 385.00 | 1,450.00 | 1,250.00 | 1,250.00 | 1,250.00 | \$19,280.00 |
| *Repairs | | | | | | | | | | | | | |
| Gutters-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$750.00 |
| Heat Tape-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$1,000.00 |
| Subtotal for *Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$1,750.00 |
| *Utilities | | | | | | | | | | | | | |
| *Gas & Electric | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | 17.50 | \$210.00 |
| *Trash | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | 370.00 | \$4,440.00 |
| Subtotal for *Utilities | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | 387.50 | \$4,650.00 |
| HOA Insurance Expense-2 | | | | | | | | | | | | | |
| Business Owners Policy-2 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 1,132.75 | 2,841.25 | 2,841.00 | 2,841.00 | \$18,718.00 |
| Directors & Officers Policy-2 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | 42.50 | \$510.00 |
| Subtotal for HOA Insurance Expense-2 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 1,175.25 | 2,883.75 | 2,883.50 | 2,883.50 | \$19,228.00 |
| HOA Management Fees-2 | 180.00 | 180.00 | 180.00 | 180.00 | 180.00 | 216.00 | 216.00 | 216.00 | 216.00 | 216.00 | 216.00 | 216.00 | \$2,412.00 |
| Maintenance-2 | | | | | | | | | | | | | |



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| Annual Backflow Testing-2 | 0.00 | 0.00 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$150.00 |
| Building Maintenance-2 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | \$1,000.00 |
| Subtotal for Maintenance-2 | 83.33 | 83.33 | 233.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | \$1,150.00 |
| State Filing Fees-2 | | | | | | | | | | | | | |
| CO Secretary of State-2 | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$10.00 |
| Division of Real Estate-2 | 0.00 | 0.00 | 30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$30.00 |
| Subtotal for State Filing Fees-2 | 0.00 | 10.00 | 30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$40.00 |
| Total for Expenses | 1,826.08 | 4,546.08 | 4,481.08 | 3,776.08 | 4,176.08 | 4,997.08 | 4,687.08 | 2,247.08 | 3,312.08 | 4,820.58 | 4,820.33 | 4,820.33 | \$48,510.00 |
| Net Operating Income | 2,373.92 | -346.08 | -281.08 | 423.92 | 323.92 | -497.08 | -187.08 | 2,252.92 | 1,187.92 | -320.58 | -320.33 | -320.33 | \$4,290.00 |
| Non-operating Income | | | | | | | | | | | | | |
| Total for Non-operating Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$0.00 |
| Non-operating Expenses | | | | | | | | | | | | | |
| Reserve Fund Expense-2 - Other | 457.50 | 457.50 | 457.50 | 457.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | \$4,290.00 |
| Total for Non-operating Expenses | 457.50 | 457.50 | 457.50 | 457.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | 307.50 | \$4,290.00 |
| Net Non-operating Income | -457.50 | -457.50 | -457.50 | -457.50 | -307.50 | -307.50 | -307.50 | -307.50 | -307.50 | -307.50 | -307.50 | -307.50 | (\$4,290.00) |
| Net Income | 1,916.42 | -803.58 | -738.58 | -33.58 | 16.42 | -804.58 | -494.58 | 1,945.42 | 880.42 | -628.08 | -627.83 | -627.83 | \$0.00 |