



2021-2022 | Blakewood Court | FY2022

As of 6/11/2021

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 2022
Income													
Association Assessments Income													
Association Assessments Income - Other	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	\$42,480.00
Subtotal for Association Assessments Income	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	\$42,480.00
Special Assessment	0.00	0.00	0.00	0.00	12000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$12,000.00
Total for Income	3540.00	3540.00	3540.00	3540.00	15540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	3540.00	\$54,480.00
Expenses													
HOA Insurance Expense													
HOA Insurance Expense - Other	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	\$11,250.00
Subtotal for HOA Insurance Expense	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	937.50	\$11,250.00
HOA Management Fees	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	\$2,160.00
Landscaping													
Aeration	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
Clean Up	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$400.00
Fertilization-Weedkill	0.00	0.00	195.00	0.00	0.00	195.00	0.00	0.00	195.00	0.00	0.00	0.00	\$585.00
Lawncare-Mowing	0.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	0.00	0.00	0.00	0.00	0.00	\$7,500.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1250.00	1250.00	1250.00	1250.00	\$5,000.00
Sprinkler System Repairs	0.00	700.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	\$980.00
Start up and Winterization	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
Tree Trimming/Removal	0.00	0.00	1000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
Weeding	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	0.00	3125.00	2770.00	1575.00	1575.00	1770.00	2105.00	0.00	1445.00	1250.00	1250.00	1250.00	\$18,115.00



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Maintenance													
Annual Backflow Testing	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$125.00
Building Maintenance	0.00	0.00	0.00	0.00	866.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$866.00
Street Sweeping	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$225.00
Subtotal for Maintenance	0.00	0.00	350.00	0.00	866.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,216.00
Repairs													
Concrete Repairs	0.00	0.00	0.00	1000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
Gutters	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	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	\$350.00
Subtotal for Repairs	0.00	0.00	0.00	1000.00	0.00	0.00	1100.00	0.00	0.00	0.00	0.00	0.00	\$2,100.00
State Filing Fees													
Division of Real Estate	0.00	10.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$45.00
Subtotal for State Filing Fees	0.00	10.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$45.00
Utilities													
Common area electric	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$132.00
Trash	306.00	306.00	306.00	306.00	306.00	306.00	306.00	306.00	306.00	306.00	306.00	306.00	\$3,672.00
Water	0.00	25.00	25.00	45.00	45.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	\$190.00
Subtotal for Utilities	317.00	342.00	342.00	362.00	362.00	342.00	342.00	317.00	317.00	317.00	317.00	317.00	\$3,994.00
Total for Expenses	1434.50	4594.50	4614.50	4054.50	3920.50	3229.50	4664.50	1434.50	2879.50	2684.50	2684.50	2684.50	\$38,880.00
Net Operating Income	2105.50	-1054.50	-1074.50	-514.50	11619.50	310.50	-1124.50	2105.50	660.50	855.50	855.50	855.50	\$15,600.00
Net Income	2105.50	-1054.50	-1074.50	-514.50	11619.50	310.50	-1124.50	2105.50	660.50	855.50	855.50	855.50	\$15,600.00