

Durango Homeowners Association
Treasurer Report – 2019 Income, Expenses & Projected 2020 Budget

		2017 Year Actual	2018 Year Actual	2019 Year Actual	Yr over Yr Compare	2020 Budget	
	Previous Year Ending Balance	\$4,146	\$5,124	\$3,159	-\$1,965	\$3,513	
Income:							
	Income-Dues	\$6,150	\$5,540	\$6,895	\$1,355	\$7,040	1
	Income- Dues Late Fees	\$10	\$10	\$0			
	Past Dues Collected	\$160	\$0	\$1,050			
				\$0			
	Total Income	\$6,320	\$5,550	\$7,945	\$2,395	\$7,040	
Expenses:							
	Lawn Care	\$1,360	\$1,825	\$2,203	2 \$378	\$2,100	
	Fertilize	\$393	\$387	\$472	\$85	\$500	
	Tree maintenance	\$213	\$1,516	\$1,552	\$37	\$500	3
	Fall / Spring Clean Up	\$397	\$0	\$300		\$300	
	Sprinkler Repair & adjustments	\$192	\$130	\$110		\$200	
	Sprinkler Activate & Blow out	\$149	\$50	\$155		\$155	
	Utilities	\$2,117	\$3,026	\$2,191	-\$835	\$2,200	
	Insurance	\$356	\$356	\$356	\$0	\$356	
	Entry Island Landscaping & Maint.	\$0	\$46	\$39	-\$7	\$200	
	Miscellaneous / Snow Removal	\$104	\$149	\$145	-\$4	\$200	
	Legal (mostly lien filings)	\$0	\$0	\$0	\$0	\$60	
	Taxes-DORA & SOS Reg	\$61	\$30	\$68	4 \$38	\$35	
	Total Expenses	\$5,342	\$7,515	\$7,591	\$76	\$6,806	
YTD	Ending Balance	\$5,124	\$3,159	\$3,513	5 \$354	\$3,747	
Comments:							
1	44 homeowners @ \$160			2	2019 Lawn care includes delayed final bill of \$479 for 2018 services		
3	We will not do major tree service before 2021			5	Balance as of 2/29/2020 - misc 2019 invoices were recieved through Feb 2020		
4	Includes 2020 Dora paid Feb 2020						

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Treasurer Report – 2020 Income, Expenses & Projected 2021 Budget							
		2018 Year Actual	2019 Year Actual	2020 Year Actual		Yr over Yr Compare	2021 Budget
	Previous Year Ending Balance	\$5,123	\$3,158	\$3,512	5	\$354	\$3,759
Income:	Income-Dues	\$5,540	\$6,895	\$7,040		\$145	\$7,040
	Income- Dues Late Fees	\$10	\$0	\$10		\$10	
	Past Dues Collected	\$0	\$1,050	\$190		-\$860	
						\$0	
	Total Income	\$5,550	\$7,945	\$7,240		-\$705	\$7,040
Expenses:	Lawn Care	\$1,825	\$2,203	\$1,803	2	-\$401	\$1,800
	Fertilize	\$387	\$472	\$423		-\$49	\$425
	Tree maintenance	\$1,516	\$1,552	\$43		-\$1,509	\$500
	Fall / Spring Clean Up	\$0	\$300	\$225			\$300
	Sprinkler Repair & adjustments	\$130	\$110	\$454		\$344	\$500
	Sprinkler Activate & Blow out	\$50	\$155	\$140			\$140
	Utilities - mostly water	\$3,026	\$2,191	\$3,498		\$1,307	\$3,500
	Insurance	\$356	\$356	\$356		\$0	\$356
	Entry Island Landscaping & Maint.	\$46	\$39	\$40		\$1	\$100
	Miscellaneous / Snow Removal	\$149	\$145	\$0		-\$145	\$100
	Legal (mostly lien filings)	\$0	\$0	\$0		\$0	\$60
	Prop Taxes,DORA & SOS Reg	\$30	\$68	\$11	4	-\$57	\$35
	Total Expenses	\$7,515	\$7,591	\$6,993		-\$598	\$7,816
YTD	Ending Balance	\$3,158	\$3,512	\$3,759	7	\$247	\$2,983
Comments:							
1	44 homeowners @ \$160, will likely go up next year	2 2019 Lawn care included delayed final bill of \$479 for 2018 services					
3	Can we go another year w/o major tree work?	5 2020's Begin Balance is as of 2/29/2020 - misc 2019 invoices were recieved through Feb 2020					
4	2020 Dora paid Feb 2020, this is only prop tax	6 We are using a lot of water - budget in sprinkler repairs and system updates of up to \$500					
7	Balance as of 12/31/20						

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Treasurer Report – 2021 Income, Expenses & Projected 2022 Budget							
		2019 Year Actual	2020 Year Actual	2021 Year Actual		Yr over Yr Compare	2022 Budget
	Previous Year Ending Balance	\$3,158	\$3,512	\$3,759	5	\$247	\$2,492
Income:	Income-Dues	\$6,895	\$7,040	\$6,970		-\$70	\$8,800
	Income- Dues Late Fees	\$0	\$10			-\$10	
	Past Dues Collected	\$1,050	\$190			-\$190	
						\$0	
	Total Income	\$7,945	\$7,240	\$6,970		-\$270	\$8,800
Expenses:	Lawn Care	\$2,203	\$1,803	\$1,615	2	-\$188	\$2,200
	Fertilize	\$472	\$423	\$947	3	\$524	\$425
	Tree maintenance	\$1,552	\$43	\$835		\$792	\$1,800
	Fall / Spring Clean Up	\$300	\$225	\$420		\$195	\$300
	Sprinkler Repair & adjustments	\$110	\$454	\$55		-\$399	\$500
	Sprinkler Activate & Blow out	\$155	\$140	\$180		\$40	\$140
	Utilities - mostly water	\$2,191	\$3,498	\$3,662		\$164	\$3,500
	Insurance	\$356	\$356	\$356		\$0	\$356
	Entry Island Landscaping & Maint.	\$39	\$40	\$0		-\$40	\$100
	Miscellaneous / Snow Removal	\$145	\$0	\$118	4	\$118	\$100
	Legal (mostly lien filings)	\$0	\$0	\$0		\$0	\$0
	Prop Taxes, DORA & SOS Reg	\$68	\$11	\$50	5	\$38	\$50
	Total Expenses	\$7,591	\$6,993	\$8,237		\$1,245	\$9,471
YTD	Ending Balance	\$3,512	\$3,759	\$2,492	6	-\$1,267	\$1,821
Comments:							
1	44 homeowners @ \$160	2	Paid Feb 2022				
3	Paid 2021 + prepaid 2022	4	Stamps & copies-membership mailing				
5	2021 Dora \$38, Larimer Treasurer \$11.55						
6	Bank Balance as of 12/31/21 - \$2,200 Blue Mtn paid in 2022						

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Treasurer Report – 2022 Income, Expenses & Projected 2023 Budget							
		2020 Year Actual	2021 Year Actual	2022 Year Actual		Yr over Yr Compare	2023 Budget
	Previous Year Ending Balance	\$3,512	\$3,759	\$2,531		-\$1,228	\$3,754
Income:	Income-Dues	\$7,040	\$6,970	\$8,910	1	\$1,940	\$8,800
	Income- Dues Late Fees	\$10	\$0	\$10		\$10	
	Past Dues Collected	\$190	\$0	\$80		\$80	\$50
				-\$160	2	-\$160	
	Total Income	\$7,240	\$6,970	\$8,840		\$1,870	\$8,850
Expenses:	Lawn Care	\$1,803	\$1,615	\$1,710		\$95	\$1,710
	Fertilize	\$423	\$947	\$0	3	-\$947	\$425
	Tree maintenance	\$43	\$835	\$26		-\$809	\$2,000
	Fall / Spring Clean Up	\$225	\$420	\$540		\$120	\$550
	Sprinkler Repair & adjustments	\$454	\$55	\$360		\$305	\$500
	Sprinkler Activate & Blow out	\$140	\$180	\$275	5	\$95	\$275
	Utilities - mostly water	\$3,498	\$3,662	\$4,221		\$559	\$4,221
	Insurance	\$356	\$356	\$356		\$0	\$356
	Entry Island Landscaping & Maint.	\$40	\$0	\$0		\$0	\$100
	Miscellaneous / Snow Removal	\$0	\$128	\$88	6	-\$40	\$100
	Legal (mostly lien filings)	\$0	\$0	\$0		\$0	\$0
	Prop Taxes,DORA & SOS Reg	\$11	\$0	\$41	7	\$41	\$50
	Total Expenses	\$6,993	\$8,198	\$7,617		-\$581	\$10,287
YTD Ending:	Ending Balance	\$3,759	\$2,531	\$3,754		\$1,223	\$2,317
<u>Comments:</u>							
1	44 homeowners @ \$200/ \$50 not paid by one homeowner. Overpaid \$160 from title company						
2	refund to Lori Smeltzer. title company paid \$160, she also paid \$200						
3	Paid 2021 + prepaid 2022 for fertilizer		4	Bid to trim two trees			
5	Charged extra hour for adjustment for sprinkler startup		6	Stamps & picnic supplies			
7	2022 Dora \$29, Larimer Treasurer \$11.53						

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Treasurer Report – 2023 Income, Expenses & Projected 2024 Budget

		2021 Year Actual	2022 Year Actual	2023 Year Actual	Yr over Yr Compare	2024 Budget
	Previous Year Ending Balance	\$3,759	\$2,531	\$3,754	\$1,223	\$7,314
Income:	Income-Dues	\$6,970	\$8,910	\$11,000	1 \$2,090	\$11,000
	Income- Dues Late Fees	\$0	\$10	\$45	\$35	
	Past Dues Collected	\$0	\$80	\$50	-\$30	\$0
			-\$160	\$0	\$160	
	Total Income	\$6,970	\$8,840	\$11,095	\$2,255	\$11,000
Expenses:	Lawn mowing	\$1,615	\$1,710	\$1,805	2 \$95	\$1,710
	Fertilize	\$947	\$0	-\$13	3 -\$13	\$425
	Tree maintenance	\$835	\$26	\$2,027	4 \$2,001	\$0
	Fall / Spring Clean Up	\$420	\$540	\$261	-\$279	\$550
	Sprinkler Repair & adjustments	\$55	\$360	\$0	-\$360	\$500
	Sprinkler Activate & Blow out	\$180	\$275	\$250	-\$25	\$275
	Utilities - mostly water	\$3,662	\$4,221	\$2,499	5 -\$1,722	\$4,221
	Insurance	\$356	\$356	\$439	6 \$83	\$439
	Entry Island Landscaping & Maint.	\$0	\$0	\$0	\$0	\$100
	Miscellaneous / Snow Removal	\$128	\$88	\$196	\$108	\$200
	Legal (mostly lien filings)	\$0	\$0	\$0	\$0	\$0
	Prop Taxes,DORA & SOS Reg	\$0	\$41	\$72	\$31	\$50
	Total Expenses	\$8,198	\$7,617	\$7,535	-\$82	\$8,470
YTD Ending:	Ending Balance	\$2,531	\$3,754	\$7,314	\$3,560	\$9,844
Comments:						
1	44 homeowners @ \$250		2	19 mowings @\$95		
3	Tru Green sent refund and we did not fertilize this year		4	2 trees trimmed in greenbelt		
5	Rainy season, used 361 gallons (approximately half from last year)		6	Insurance rate increase		