

PARADISE HILLS FILING No. 6 HOMEOWNERS ASSOCIATION  
SECOND MEETING OF THE 2023 BUDGET RATIFICATION ABOVE THE MAX NOTIFICATION  
Wednesday, March 1, 2023, 6:00 PM to 7:00 PM

Virtual Meeting—via Zoom  
Registration Required—See below.

2023 BUDGET RATIFICATION MEETING AGENDA

- I. Call to Order
- II. Announcement of Quorum
- III. Financials & Budget Ratification
  - Financial Condition of Association
  - 2023 Budget Review
  - Vote on 2023 Budget
- IV. Adjournment of Annual Meeting

**2022 Board of Directors & Volunteers:**

Mark DeWolf, *President*  
John Feild, *Director*

Gary Morris, *Vice-President*  
Teresa Creech, *Director*

Steve Phillips, *Secretary/Treasurer*

**Use this Link to Register for the Meeting:** <https://tinyurl.com/37phca97or>

The registration link can be emailed to you—contact us at [admin@cic-hoa.com](mailto:admin@cic-hoa.com) to request the registration link.

After registering, you will receive a confirmation email containing information about joining the meeting.

Save the confirmation email as it will provide the link to join the meeting and the meeting ID code.

You can join the meeting via a computer with audio (speaker and microphone), smart phone, or phone only.

Please register a couple of days before the meeting to make sure you receive the Logon Link and Meeting ID. You can test your access as well—as you will see a message the host has not yet started the meeting.

Contact the management company at 970-549-9044 or [admin@cic-hoa.com](mailto:admin@cic-hoa.com) if you have any issues.

**Paradise Hills Filing No 6 Homeowner's Association  
2023 Budget with 2022 Budget**

	<u>End of Year 2022*</u>	<u>Annual Budget 2022</u>	<u>Annual Budget 2023</u>	<u>Per Unit 2023</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Annual Assessment	7,500.00	8,600.00	12,500.00	250.00
Late Fees & Interest	10.00			
<b>Total Income</b>	<u>7,510.00</u>	<u>8,600.00</u>	<u>12,500.00</u>	<u>250.00</u>
<b>Gross</b>	7,510.00	8,600.00	12,500.00	250.00
<b>Expense</b>				
<b>Common Area Maintenance</b>				
Grounds Maintenance	1,005.00	800.00	1,200.00	24.00
Irrigation Maintenance/Repair	0.00	200.00	200.00	4.00
Utilities				0.00
Electricity	2,740.00	2,500.00	2,800.00	56.00
Irrigation Water Shares	349.77	325.00	325.00	6.50
<b>Total Utilities</b>	<u>3,089.77</u>	<u>2,825.00</u>	<u>3,125.00</u>	<u>62.50</u>
<b>Total Common Area Maintenance</b>	<u>4,094.77</u>	<u>3,825.00</u>	<u>4,525.00</u>	<u>90.50</u>
<b>Administrative</b>				
HOA Management Monthly Contract	3,050.00	3,200.00	3,000.00	60.00
Legal, Accounting/Tax Returns	65.00	125.00	125.00	2.50
Insurance	602.00	625.00	625.00	12.50
Licensing/DORA SOS	30.00	50.00	50.00	1.00
Lien Filings	0.00	100.00	100.00	2.00
Postage, Mailing & Print Fees	152.02	200.00	200.00	4.00
Meetings	0.00	50.00	50.00	1.00
Administrative - Other	0.00			
<b>Total Administrative</b>	<u>3,899.02</u>	<u>4,350.00</u>	<u>4,150.00</u>	<u>83.00</u>
<b>Total Expense</b>	<u>7,993.79</u>	<u>8,175.00</u>	<u>8,675.00</u>	<u>173.50</u>
<b>Net Ordinary Income</b>	<u>-483.79</u>	<u>425.00</u>	<u>3,825.00</u>	<u>76.50</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest	0.10			
<b>Total Other Income</b>	<u>0.10</u>			
<b>Due to Reserves</b>			3,500.00	70.00
<b>Due to Contingency</b>			325.00	6.50
<b>Net Other Income</b>	<u>0.10</u>			
<b>Net Income</b>	<u>-483.69</u>	<u>425.00</u>	<u>0.00</u>	<u>0.00</u>

	<u>Dec 31, 22</u>	<u>Dec 31, 21</u>
<b>Checking/Savings</b>		
Operating- Alpine	6,640.47	6,193.14
CD Reserves - Alpine	1,024.74	1,024.63
<b>Total Checking/Savings</b>	<u>7,665.21</u>	<u>7,217.77</u>