

Canyon Creek Estates Homeowners Association
Fiscal Year Ended September 30, 2026 - Proposed Budget (Cash Basis)
and Prior Years' Projected and Actual Cash Inflows and Outflows

	Actual 2022/23	Actual 2023/24	Budget 2024/25	Projected 2024/25	Favorable (Unfavorable) Variance	Approved Budget 2025/26
Beginning Cash Balance	\$125,312	\$101,591	\$116,999	\$116,999	\$0	\$103,782
CASH INFLOWS						
HOA dues - Homes	173,784	183,298	194,470	193,006	(1,464)	233,132
HOA dues - Lots	1,970	1,446	1,512	1,512	-	1,816
HOA dues - Sewer	1,920	2,112	2,208	2,208	-	2,648
HOA dues - Water	2,880	3,168	3,312	3,312	-	3,972
Interest income / Late fees	1,138	420	1,800	525	(1,275)	1,800
Special Assessments - capital projects		7,000	393,000	287,680	(105,320)	86,755
Loan proceeds - capital projects				105,320	105,320	-
Special Assess - water tank	4,364					-
Total Cash Inflows	186,056	197,444	596,302	593,563	(2,739)	330,123
CASH OUTFLOWS						
General Operating:						
Accounting and consulting	12,900	10,780	14,000	12,055	1,945	14,000
Office & Admin.	1,343	1,374	1,436	1,421	15	1,478
Merchant service fees	2,815	1,166	575	1,222	(647)	1,100
Insurance	6,235	7,629	7,972	8,095	(123)	8,500
Legal	45,389	48,265	20,000	23,917	(3,917)	15,000
Maintenance - ditches	5,050	4,830	5,047	4,699	348	5,054
Maintenance - grounds	19,005	17,765	21,052	18,757	2,295	21,550
Maintenance - tree removal	-	-	5,000	8,648	(3,648)	4,000
Trash service	16,737	17,189	18,183	17,824	359	18,537
Fire mitigation	500	-	5,000	-	5,000	5,000
Infrastructure assessment	-	4,219	-	-	-	-
Roads:						
Maintenance	18,166	-	4,980	4,980	-	-
Snow removal	17,923	7,392	21,353	8,250	13,103	15,000
Sewer System:						
Electricity	3,318	4,186	3,994	3,829	165	3,982
Maintenance, inspections, fees	950	13,726	17,000	19,169	(2,169)	19,936
Consulting - 2026 CDPHE report				-		7,500
Camera and Jetting	-	-	11,000	-	11,000	11,000
Water System:						
Electricity - Pumps & common areas	11,358	11,237	11,743	12,545	(802)	13,047
Maintenance, inspections, testing, fees	20,141	25,151	28,283	49,554	(21,271)	43,509
Telephone	1,133	1,092	1,176	1,207	(31)	1,248
Capital projects and improvements:						
Replace electrical panel - pumphouse						5,000
Replace feeder line - big well						7,000
Irrigation at location of ditch piping	-	-	6,000	-	6,000	-
Road overlay and culvert replacement	-	-	400,000	352,105	47,895	-
Water line replacement	-	-	-	36,004	(36,004)	-
Water tank	-	-	-	-	-	-
Water system pump replacements	-	-	-	22,499	(22,499)	-
Playground equipment replacement	21,096	-	-	-	-	-
Spare sewer/water syst replacement parts	16,495	6,035	-	-	-	-
Financing:						
Loan repayments - capital projects						86,755
Total Cash Outflows	220,554	182,036	603,794	606,780	(2,986)	308,196
Net Cash Inflows Over (Under) Outflows	(34,498)	15,408	(7,492)	(13,217)	(5,725)	21,927
Ending Cash Balance	\$90,814	\$116,999	\$109,507	\$103,782	(\$5,725)	\$125,709
Emergency capital reserve						64,867
Operating cash reserve						60,842
Total cash reserves						\$125,709
Targeted general reserve level:						
Operating reserve (3 months)						60,842
Emergency capital reserve						80,000
Total targeted reserve level (excluding scheduled capital improvements)						\$140,842
Projected shortfall in cash reserves						\$15,133