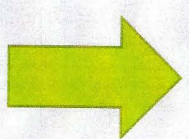


Average	2020	2021	2021	2022
2012-20	Actual	Actual	Budget	Budget

GATES/SECURITY

Gates - Maintenance	\$ 1,603	\$ 1,820	\$ 562	\$ 500	\$ 500
Gates - Comms & Controls	\$ 581	\$ 1,175	\$ 943	\$ 1,250	\$ 1,000
Security	\$ 360	\$ -	\$ -	\$ 1,500	\$ 1,500
	\$ 2,544	\$ 2,995	\$ 1,505	\$ 3,250	\$ 3,000
					4%



Average	2020	2021	2021	2022
2012-20	Actual	Actual	Budget	Budget

ADMINISTRATIVE/GENERAL

Corporate Dues	\$ 88	\$ 334	\$ 10	\$ 350	\$ 10
Liability Insurance	\$ 688	\$ 845	\$ 980	\$ 850	\$ 980
Office Supplies	\$ 497	\$ 173	\$ 1,010	\$ 1,000	\$ 200
Postage	\$ 229	\$ 179	\$ 220	\$ 250	\$ 250
Property Tax	\$ 597	\$ 220	\$ 247	\$ 250	\$ 250
	\$ 2,098	\$ 1,751	\$ 2,466	\$ 2,700	\$ 1,690
					2%

ADMINISTRATIVE/GENERAL ACCOUNTS (REMOVED)

Accounting	Property Management
Bank Service Charges	Property Mgr. (fuel)
Legal Services	Printing

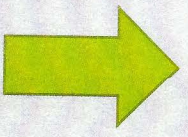
	Average 2012-20	2020 Actual	2021 Actual	2021 Budget	2022 Budget
Revenue					
HOA Dues			\$ 71,273	\$ 73,660	\$ 67,360
Collections-Past Due Accounts			\$ 5,624	\$ 3,000	\$ 3,000
Leasing Water Shares			\$ 2,555	\$ 2,500	\$ 2,500
Other-Impact Fees, Interest			\$ 9,500	\$ 4,000	\$ 5,000

Total Revenue \$ 66,919 \$ 65,765 \$ 88,952 \$ 83,160 \$ 77,860 100%

Total Expenses \$ 60,044 \$ 67,041 \$ 66,497 \$ 72,925 \$ 66,990 86%

Contribution to Reserve Fund \$ 9,794 \$ 9,794 \$ 9,794 \$ 9,794 \$ 10,366 13%

Net Income (loss) \$ 6,876 \$ (1,276) \$ 12,660 \$ 441 \$ 504



CASH BALANCES

Cash Balances	12/31/19	12/31/20	12/31/21
Operating Account(s)	67,365	16,598	31,292
Reserve Account	0	30,564	39,068
Total Cash	67,365	47,162	70,360

ISSUES AND CONCERNS

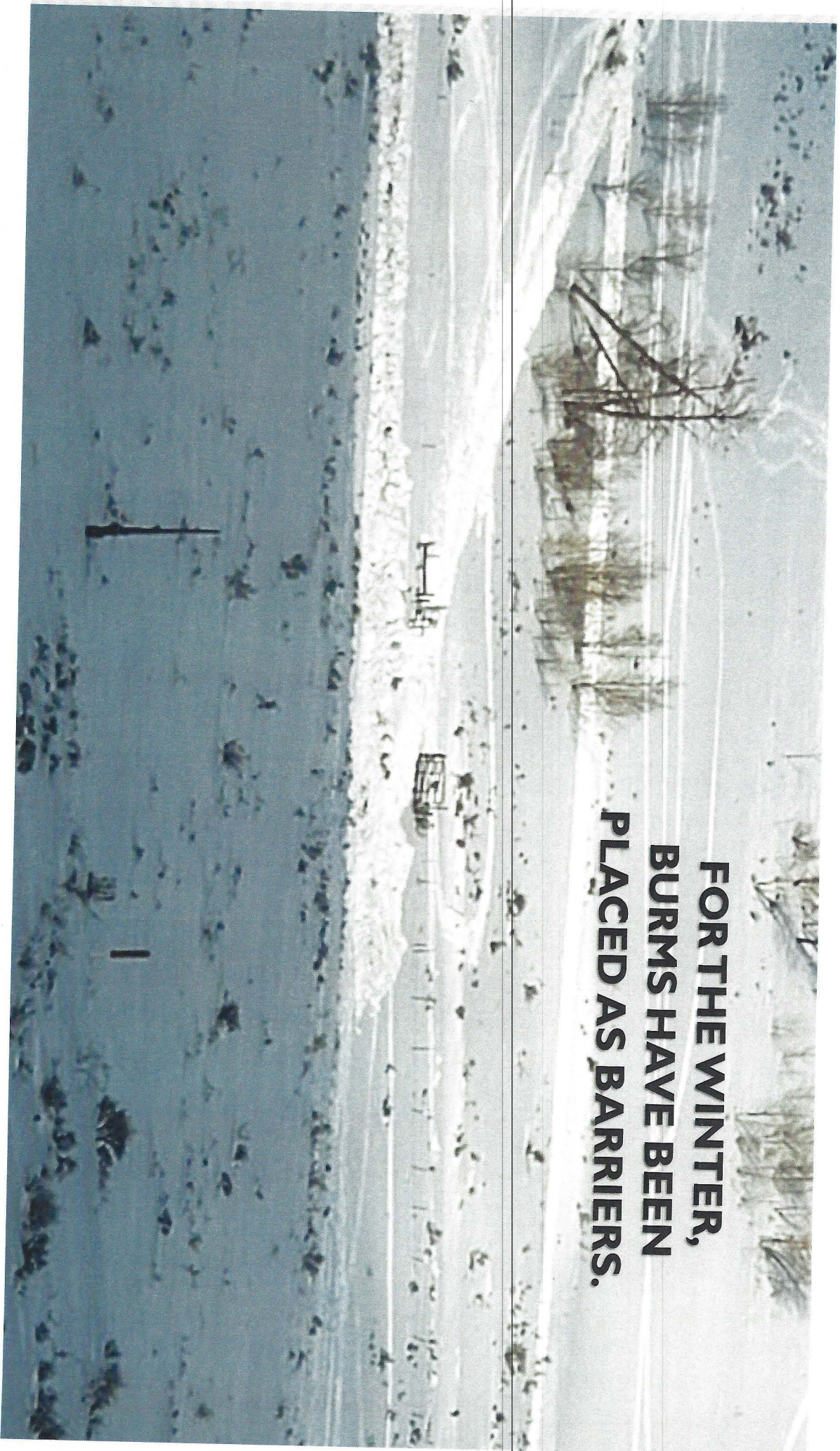


**UNSUITABLE VEHICLES DRIVING IN
AND GETTING STUCK**



**TRESPASS AND
VANDALISM AT
WEST GATE**

**FOR THE WINTER,
BURMS HAVE BEEN
PLACED AS BARRIERS.**





**THE FIRE
TRAILER...**

PROPERTY TAX INITIATIVES (BOB BALLANTYNE)

- Cheryl Lupo received notification from Lisa Baskins the attorney that we had coordinated with and paid a retainer to review the previous Property Tax Reduction Initiative and begin to restructure and prepare the redraft for submittal April 1.
- Lisa recently changed law firms and now is affiliated with Smith / Hartvigsen Law office. This Firm has been retained by Carbon County for several ancillary legal matters that automatically generates a conflict of interest.
- Lisa has notified us of this conflict of interest and is in the process of returning our funds that were paid as her retainer.
- We are obviously in need of immediate qualified legal council replacement to support this critical time line . If anyone has a recommendation of legal council in their personal network please contact Dan Allen ASAP .