

<b>Bradley Ranch Metropolitan District</b>			
<b>Colorado Springs, El Paso County, Colorado</b>			
<b>General Fund Statement of Revenue &amp; Expense</b>			
<b>Year Ended 12/31/2022</b>			
<b>Modified Accrual Basis</b>			
	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
	<b>2022</b>	<b>12/31/2022</b>	<b>2023</b>
<b>BEGINNING FUND BALANCE</b>	\$ 38,625	\$ 38,625	\$ 91,126
<b>REVENUES</b>			
Homeowner fees	60,000	69,513	\$ 71,600
Setup Fees	13,950	7,560	7,110
Status Letter Fees	9,300	5,179	4,878
Design Review Fees	4,650	2,300	2,150
Property Taxes	75,727	75,727	137,117
Interest on Delinquent Taxes	-	18	-
Homeowner Fines	-	700	-
Specific ownership Tax	8,330	7,874	14,260
Contingency for landscape damage reimbursement	-	-	16,000
Total Revenues	171,957	168,871	253,115
<b>EXPENDITURES</b>			
General Management			
Accounting	10,000	4,228	7,000
Legal	8,000	8,890	8,000
District Management	15,000	16,168	25,776
Insurance	3,000	2,032	2,500
Dues	300	502	600
Setup Fee	13,950	7,560	7,110
Status Letter Fee	9,300	5,179	4,878
Design Review Fee	4,650	2,300	1,350
El Paso County property tax collection fee - 1.5%	1,136	1,136	2,057
Total General Management	65,336	47,995	59,271
Maintenance			
Landscape maintenance	24,000	23,950	25,000
Landscape Repairs	10,000	13,712	32,000
Landscape Improvements	-	-	70,000
Landscape water	20,000	23,413	25,000
Snow Removal	2,000	693	1,500
Contingency for landscape damage	10,000	-	16,000
Total Maintenance	66,000	61,768	169,500
Total Expenses	131,336	109,763	228,771
Excess of Revenues over Expenditures	40,621	59,108	24,344
<b>ENDING FUND BALANCE</b>	\$ 79,246	\$ 97,733	\$ 115,470
Emergency Reserve - 3% of Revenues	5,159	5,066	7,593
Unrestricted Fund Balance	74,087	92,667	107,877
Average number of homes	300	348	358
Fee per home	\$ 200	\$ 200	\$ 200
Total Homeowner fees	\$ 60,000	\$ 69,513	\$ 71,600