

2021 TOTAL EXPENSE BUDGET (\$1,075 Dues = \$89.58/month)
EXPENSES TO ACQUIRE, BUILD, MANAGE, MAINTAIN, AND CARE FOR
ASSOCIATION PROPERTY

Line Item Adjustments Approved 06/21/21

Technology		
Website Expense (Pd. Biannually due 2021)	530	
Internet & ZOOM	1,380	
Computer Support/Security	150	
Telephone	<u>205</u>	
Total Technology		2,265
Bank Charges		50
Dues and Subscriptions		400
Electric Company (power usage owners ½ of 2021)		35,420
Electric Company (Common Expense)		21,000
Insurance		
Pinnacol (Workman's Comp)	2,000	
Colorado Insurance Advisors	14,700	
Other [CNA Surety (Bond # 71129454)]	<u>500</u>	
Total Insurance		17,200
Loan Payment (sewer loan principle & interest)		79,242
LP Gas		6,800
Laundry Expense		000
License Fees (DORA, Register/Sec. of State, Water org., etc.)		75
Lodge Expense		
Social Committee	2,138	
Satellite TV	000	
Other (fire inspection , TP & towels)	<u>750</u>	
Total Lodge Expense		2,888
Office Supplies		2,000
Mileage Reimbursement		200
Payroll Taxes		7,100
Real Estate Tax		1,550
Permits (U.P. Railroad yearly rent)		100
Postage/Shipping		1,400
Professional Fees		
Audit (next in 2022)	\$ 000	
Accounting	11,000	
Legal	20,000	
Tax Preparation	<u>400</u>	
Total Professional Fees		31,400

Repair and Maintenance (Operational)		
Electrical System	6,000	
Water System	8,400 16,200	
Sewer System	6,800	
Equipment (Tractors, Truck)	1,000	
Buildings	1,000	
Grounds & Bridge	1,500	
Contract Labor	1,000 2,000	
Total Repair and Maintenance		25,700 34,500
Vehicle Expense (tags, license & maintenance)		450
Trash Collection		12,500
Wages		
CCOA Management	30,000 21,000	
Treasurer(6 9 mo @ \$400/mo & 6 3 mo @ \$250/mo)	3,900 4,350	
Cleaning	0000	
Office Clerks	4,700 5,000	
Park Attendant (20 hrs/wk x 50 weeks)	20,000 19,450	
Water/Sewer Tech (\$2,530/mo x 12 mo)	<u>30,360</u>	
Total Wages		88,960 80,160
Water Purification Supplies		2,500
Lab Fees, Chemicals		8,500
SBR Sludge Removal (\$1,050 trip x 4/year)		<u>4,200</u>
TOTAL <u>ORDINARY</u> EXPENSE		\$351,900
Reserve Funds		
Capital Building Funds	10,700	
Security	6,000	
Storm Water Drainage	3,060	
Total Reserves for Buildings & Grounds		<u>\$19,760</u>
USDA Mandated Contribution to Reserves (Sewer)		
Debt Service Reserve	7,924	
Asset Replacement Reserve	<u>4,333</u>	
Total Mandated USDA Reserves for Sewer		<u>\$12,257</u>
TOTAL ANNUAL RECURRING COSTS FOR 2021		\$383,917

Contingency Fund		
Lodge Inspection/Repairs	7,500	11,500
Bridge Inspection/Repairs	3,000	12,249
Discharge Pond Excavation	6,513	
Total Contingency Expenses		<u>\$17,013</u> 30,262
Contributions to Sewer Assessment Reserve		<u>\$50,000</u>
TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2021		\$450,930 464,179
TOTAL PROJECTED EXPENSES FOR 2021		\$450,930 464,179
TOTAL PROJECTED FUNDS AVAILABLE FOR 2021		\$450,930 464,179

Summary:

Adjustments will be made to the Income Budget and Contingency Fund at the end of the fiscal year to accurately reflect the carry over and balance expenses with income.