

**CHATEAU CHAPARRAL OWNERS ASSOCIATION**  
**2022 TOTAL EXPENSE BUDGET** (\$1,235 Dues = \$102.92/month)  
EXPENSES TO ACQUIRE, BUILD, MANAGE, MAINTAIN, AND CARE FOR  
ASSOCIATION PROPERTY

**Comparison of 2021 to 2022**

(2021 figures are in red parenthesis if there was a change; new items are in blue)

Technology			
Website Expense (Pd. Biannually due 2023)	000	(530)	
ZOOM	180	(1,380)	
Computer Support/Security	150		
Telephone (added PM Phone)	<u>565</u>	(205)	
Total Technology			895 (2,265)
Bank Charges			50
Dues and Subscriptions			400
<del>Electric Company (power usage owners ½ of 2021)</del> <sup>1</sup>			<del>35,420</del>
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			1,800 (000)
License Fees (DORA, Register/Sec. of State, Water org., etc.)			75
Lodge Expense			
Social Committee	2,138		
Satellite TV	360	(000)	
<del>Other (fire inspection, TP &amp; towels)</del>	<del>750</del>		
Fire Inspection	750		
TP, Paper Towels, Supplies	<u>275</u>		
Total Lodge Expense			3,523 (2,888)
Office Supplies			2,000
Mileage Reimbursement			300 (200)
Payroll Taxes			7,100
Real Estate Tax			1,550
Permits (U.P. Railroad yearly rent)			100
Postage/Shipping			1,732 (1,400)
Professional Fees			
Audit (next in 2022)	\$ 4,500	(000)	
Accounting	7,000	(11,000)	
Legal	10,000	(20,000)	
Tax Preparation	<u>400</u>		
Total Professional Fees			21,900 (31,400)

Repair and Maintenance (Operational)			
Electrical System <sup>1</sup>	6,000		
Water System <sup>2</sup>	16,200	(8,400)	
Sewer System	2,000	(6,800)	
Equipment (Tractors, Truck)	1,000		
Buildings	1,000		
Grounds & Bridge <sup>3</sup>	9,000	(1,500)	
Contract Labor	<u>3,420</u>	(1,000)	
Total Repair and Maintenance			32,620 (25,700)
Vehicle Expense (tags, license & maintenance)			450
Trash Collection			12,500
Wages			
CCOA Management <sup>4</sup>	31,050	(30,000)	
Treasurer (6 mo @ \$400/mo & 6 12 mo @ \$250/mo)	3,000	(3,900)	
Cleaning <sup>5</sup>	7,000	(0000)	
Office <sup>6</sup> Clerks (6 hrs/wk x \$15/hr (avg.) /52 weeks)	2,000	(4,700)	
Park Attendant (15 hrs/wk x 50 weeks)	15,500	(20,000)	
Water/Sewer Tech <sup>4</sup> (\$2,630/mo x 12 mo)	<u>31,560</u>	(30,360)	
Total Wages			90,110 (88,960)
Water Purification Supplies			3,500 (2,500)
Lab Fees, Chemicals			8,500
SBR Sludge Removal (\$1,050 trip x 4/year based on 1 <sup>st</sup> ½ of 2021)			<u>7,000</u> (4,200)
<b>TOTAL ORDINARY EXPENSE</b>			<b>\$320,377 (351,900)</b>
Reserve Contributions to Contingency Funds <sup>7</sup>			
Capital Building Funds	10,700		
Security <sup>8</sup>	000	(6,000)	
Water System Maintenance <sup>9</sup>	30,000		
Storm Water Drainage			
Erosion Control & Storm Water Mitigation <sup>10</sup>	3,060		
Total Designated to Contingency Funds <sup>7</sup>			<u>\$43,760</u> (19,760)
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>
<b>TOTAL ANNUAL RECURRING COSTS FOR 2022</b>			<b>\$376,394 (383,917)</b>

<b>Contingency Delegated Funds</b>		
Lodge Inspection	7,500	
Equipment <sup>11</sup>	6,500	
Bridge Inspection Repairs	10,000	(3,000)
Discharge Pond Excavation	6,091	(6,513)
Emergency Fund <sup>12</sup>	5,000	
Total Contingency Delegated Expenses		<u>\$27,591</u> (17,013)
Contributions to Sewer Assessment Reserve		<u>\$50,000</u>
<b>TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2022</b>		<b>\$453,985</b>
TOTAL PROJECTED EXPENSES FOR 2022		<b>\$453,985</b>
TOTAL PROJECTED FUNDS AVAILABLE FOR 2022		<b>\$453,985</b>

**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.

<sup>1</sup> Electric turned over to SCDEA

<sup>2</sup> \$10,082 spent in 2021 thus far for waterline/hydrant repairs with at least as much anticipated in 2022; install of auto-restart of water system

<sup>3</sup> Includes \$3,000 to replace bridge planks, \$6,000 for fire mitigation (removal of several dead trees and debris) in Track B and other common areas.

<sup>4</sup> Both line items are upper limits, and allow for pay advancement

<sup>5</sup> Regular cleaning of bathhouses, laundry room and the Lodge

<sup>6</sup> The Park Manager is primary office personnel; \$2,000 to pay for training/assistance & illness/vacation coverage when PM is out of office.

<sup>7</sup> Name changed to better align with the Investment of Reserve Funds Policy. These line items are to prepare for immediate and future needed repairs/upgrades and once expended are not intended to be immediately replaced as called for in the reserve policy. (see Contingency Tracking Chart)

<sup>8</sup> \$6,000 remains in the security fund, but no contributions in 2022

<sup>9</sup> Based upon ongoing repairs and anticipated future repairs to the water infrastructure.

- Funds for a new well to be drilled to accommodate increased water usage now and into the future since the south well will be closed due to decreasing water production. (continued)

- Replacement/repair of deteriorating water tanks is recommended by inspectors to ensure continued clean water production for our community.
- Enlargement of the west tank's opening to 24 inches as required by OSHA to accommodate diver inspectors.
- Replacement of two valves underneath the two water tanks which are not up to code.
- The total estimated cost of these requirements/repairs/replacements is approximately \$75,000 which will be accrued over 2.5 years in order to be prepared for the next inspection in 3 years.

<sup>10</sup> Based upon several years of erosion damage from storm water runoff (fund renamed)

<sup>11</sup> Replacement/repair of aging equipment or purchase of equipment as needed for park maintenance

<sup>12</sup> Cover unexpected expenditures