

**PROPOSED 2022 TOTAL EXPENSE BUDGET** (~~\$1,235~~ **1,105** Dues = ~~\$102.92~~ **92.08**/month)  
**Revised January 17, 2022**

EXPENSES TO ACQUIRE, BUILD, MANAGE, MAINTAIN, AND CARE FOR  
ASSOCIATION PROPERTY

Technology			
Website Expense (Pd. Biannually due 2023)	000		
ZOOM	180		
Computer Support/Security	150		
Telephone	<u>565</u>		
Total Technology			895
Bank Charges			50
Dues and Subscriptions			400
Electric Company			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 )		<del>6,800</del>	<b>7,800</b>
Laundry Expense		<del>1,800</del>	<b>1,000</b>
License Fees (DORA, Register/Sec. of State, Water org., etc.)			75
Lodge Expense			
Social Committee	<del>2,138</del>	<b>2,835</b>	
Satellite TV	<del>360</del>	<b>000</b>	
Fire Inspection		750	
TP, Paper Towels, Supplies)		<u>275</u>	
Total Lodge Expense			<del>3,523</del> <b>3,860</b>
Office Supplies			2,000
Mileage Reimbursement			300
Payroll Taxes			7,100
Real Estate Tax			1,550
Permits (U.P. Railroad yearly rent)			100
Postage/Shipping			<del>1,762</del> <b>2,500</b>
Professional Fees			
Audit		\$ 4,500	
Accounting		7,000	
Legal	<del>10,000</del>	<b>6,500</b>	
Tax Preparation		<u>400</u>	
Total Professional Fees			<del>21,900</del> <b>18,400</b>

Repair and Maintenance (Operational)		
Water System	16,200	
Sewer System	2,000	
Equipment	1,000	
Buildings	1,000	
Grounds & Bridge	<del>9,000</del>	6,500
Contract Labor	<del>3,420</del>	<u>1,000</u>
Total Repair and Maintenance	<del>32,620</del>	27,700
Vehicle Expense (tags, license & maintenance)		450
Trash Collection		<del>12,500</del> 13,500
Wages		
CCOA Management	31,050	
Treasurer	<del>3,000</del>	4,350
Cleaning	<del>7,000</del>	5,000
Office	2,000	
Park Attendant (15 hrs/wk x 50 weeks)	15,500	
Water/Sewer Tech (\$2,630/mo x 12 mo)	<u>31,560</u>	
Total Wages		<del>90,110</del> 89,460
Water Purification Supplies		3,500
Lab Fees, Chemicals		8,500
SBR Sludge Removal (\$1,050 trip x 4/year)		<u>7,000</u>
<b>TOTAL <u>ORDINARY</u> EXPENSE</b>	<del>\$320,377</del>	313,582
Contributions to Contingency Funds		
Building Funds	<del>10,700</del>	000
Water System Maintenance		30,000
Erosion Control & Storm Water Mitigation	<del>3,060</del>	000
Total Contributions to Contingency Funds		<del>43,760</del> <u>30,000</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>
<b>TOTAL ANNUAL RECURRING COSTS FOR 2021</b>	<del>\$376,394</del>	355,839

Delegated Funds		
Equipment	6,500	1,500
Bridge Repairs		10,000
Discharge Pond Excavation	6,091	6,019
Emergency Reserve		5,000
Total Delegated Expenses		<del>27,591</del> <u>22,519</u>
Contributions to Sewer Assessment Reserve		<u>50,000</u>
<b>TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2022</b>		<del>\$453,985</del> <b>428,358</b>
TOTAL PROJECTED EXPENSES FOR 2022		<del>\$453,985</del> <b>428,358</b>
TOTAL PROJECTED FUNDS AVAILABLE FOR 2022		<del>\$453,985</del> <b>428,358</b>

**Summary:**

Adjustments ~~will be~~ **were** made to the Income Budget and Delegated Funds at the end of the fiscal year to accurately reflect the carry over and balance expenses with income.