

2023 Finance Committee Report

The Finance Committee met Friday, June 30th to work on the proposed 2024 CCOA expense and income budgets. The first meeting focused on revising line items to align with accounting categories and preliminary budget projections for 2024.

The second meeting used a three (3) year look back and the expense detail for the year to date provided by Genesis Tax & Accounting to determine the following factors. Other considerations were inflation, infrastructure and projected needs for 2024.

GENERAL INCREASES:

Insurance: 27% increase over the last 3 years

Propane: 40% increase over the last 3 years

Trash removal: 17% increase over the last 3 years

Water Testing: 40% increase over the last 3 years

Sludge Removal: 24% increase over the last 3 years

Cost/load: 2020 = \$325; 2021 = \$350; 2022 = \$400; 2023 = \$425

Loads/year: 2020 = 13; 2021 = 12; 2022 = 22; 2023 = 9 (1/2 year)

Payroll & associated taxes: to be determined

Administrative/tech support:

- Upgrades are needed
- Most support to applications (Microsoft, QuickBooks, etc.) are now annual subscriptions

INFRASTRUCTURE (to name a few):

- New EPA regulations concerning water are forcing CCOA to study and complete needed upgrades in the water system to remain compliant over the next few years.
- The south well no longer produces near capacity and cannot provide a sufficient supply should the north well go down.
- The SBR does not operate efficiently during the winter months causing additional costs for maintenance and sludge removal. Additional EPA requirements regarding wastewater will also impact the operational expenses over the coming years.
- Buildings need repairs

Preliminary figures were placed into a spread sheet and emailed to Board members for their consideration on July 9th to be discussed at the next work session. The committee met a third time to go over line item adjustments per the work session discussion and additional input from Derek Dietrich, CCOA Water/Sewer Technician. Line items were adjusted and sent to the Board for review to be voted on at the July 24th Board meeting.

The Board voted to adopt the 2024 proposed budget to be presented and the Budget Ratification Meeting to be held on September 2, 2023.

Budget documents were sent to all members via email and USPS to those not having email accounts.

In the absence of a veto, the 2024 Budget was ratified at the September 2, 2023, meeting. It may be accessed on line at www.chateauchaparral.com.

Respectfully submitted,
Denise Knapp, Finance Committee Chairperson