

PROPOSED 2024 TOTAL EXPENSE BUDGET Revised March 7, 2024
 EXPENSES TO ACQUIRE,BUILD, MANAGE AND MAINTAIN ASSOCIATION PROPERTY

Total Assessments \$1,355 = \$113/Month

			Previous \$\$
Administrative			
Website Expense (Bianually due 2025)	\$ -		
ZOOM	\$ 150.00		
Computer Support/Security	\$ 2,050.00		
Telephone	\$ 455.00		
HOA Database Software	\$ 1,000.00		
Advertising	\$ 200.00		
CBI	\$ 15.00		
Total Administrative		\$3,870.00	
Bank Charges		\$50.00	
Dues and Subscriptions		\$1,450.00	
Electric Company		\$18,000.00	
Insurance			
Pinacol (Workmans Comp)	\$ 2,000.00		
Colorado Insurance Advisors	\$ 4,000.00		
Other [CNA Surety (Bond #71129454)]	\$ 500.00		
State Auto	\$ 515.00		
Liberty Mutual	\$ 13,730.00		
Travelers Insurance	\$ 3,303.00		
Total Insurance		\$24,048.00	
Loan Payment (Sewer loan principle & interest)		\$79,242.00	
LP Gas		\$9,500.00	
Laundry Expense		\$2,500.00	
Lodge Expense			
Social Committee	\$ 2,650.00		
Fire Inspection	\$ 550.00		
Cleaning Supplies	\$ 300.00		
Total Lodge Expense		\$3,500.00	

Oil, Gas, Diesel		\$1,000.00
Office Supplies		\$2,000.00
Mileage Reimbursement		\$600.00
Payroll Taxes		\$9,450.00
Real Estate Tax		\$1,470.00
Postage/Shipping		\$2,500.00
Professional Fees		
Audit (Next is in 2025 for 2024)		
Accounting	\$ 8,225.00	
Legal	\$ 15,000.00	
Tax Preparation	\$ 425.00	
Total Professional Fees		\$23,650.00
Repair And Maintenance (Operational)		
Water System	\$ 51,000.00	
Sewer System	\$ 2,000.00	
Equipment/Tools	\$ 5,500.00	
Buildings	\$ 4,800.00	
Grounds	\$ 1,500.00	
Bridge	\$ 3,000.00	
Contract Labor	\$ 1,000.00	
Total Repair and Maintenance		\$68,800.00
Vehicle Expense (Tags, License & Maintenance)		\$450.00
Trash Collection		\$16,500.00
Wages		
CCOA Management	\$ 40,000.00	
Cleaning (60 hrs/mo X 12 mo X \$16.00 hr.)	\$ 11,520.00	
Office (Fill in Vacation Days)	\$ 1,000.00	
Park Maint. (17.5 hr/w X 50 w X \$25.50 hr)	\$ 22,315.00	
Treasurer (\$400.00/mo X 12 mo)	\$ 4,800.00	
Water/Sewer Tech (\$5000/mo X 12 mo)	\$ 60,000.00	
Total Wages		\$139,635.00
Water Purification Supplies		\$4,850.00
Water Testing		\$9,825.00

SBR Sludge Removal	\$9,500.00	
TOTAL RECURRING COSTS		\$432,390.00
Contributions to Contingency Funds		
Building Funds		
Water System Maintenance	\$50,251.00	\$ 52,101.00
SBR (Sewer Plant) Cover		
Erosion Control & Storm Water Mitigation		
Security		
Total Contributions to Contingency Funds		\$50,251.00
USDA Mandated Contribution to Reserves (Sewer)		
Debt Service Reserve	\$1,322.00	
Asset Replacement Reserve	\$4,333.00	
Total Mandated USDA Reserves for Sewer		\$5,655.00
TOTAL ANNUAL COSTS FOR 2024		\$488,296.00
Delegated Funds		
Emergency Reserve		
Total Delegated Expenses		
Contributions to Sewer Assessment Reserve		\$ 50,000.00
TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2024		\$538,296.00
TOTAL PROJECTED EXPENSES FOR 2024		\$538,296.00
TOTAL PROJECTED FUNDS AVAILABLE FOR 2024		\$ 538,296.00