

PROPOSED 2025 TOTAL EXPENSE BUDGET
 TO BE PRESENTED AT THE AUGUST 31, 2024, GENERAL MEMBERSHIP MEETING
 EXPENSES TO ACQUIRE,BUILD, MANAGE AND MAINTAIN ASSOCIATION PROPERTY
 (Total Assessments \$1,508 = \$125.67/Month)

Administrative						
	Website Expense (Bianually due 2025)			\$	678.00	
	ZOOM			\$	160.00	
	Computer Support & Security			\$	800.00	
	Telephone			\$	815.00	
	HOA Administrative Software			\$	1,500.00	
	Advertising			\$	200.00	
	CBI			\$	15.00	
	Discretionary Fund			\$	200.00	
	PO Box Rental			\$	235.00	
	Safe Deposit Box			\$	35.00	
	Property Security			\$	750.00	
Total Administrative						\$5,388.00
Bank Charges						\$50.00
Dues and Subscriptions						\$1,200.00
Electric Company						\$15,000.00
Equipment/Tools Acquisition						
	Maintenance			\$	1,000.00	
	Lodge Equipment			\$	300.00	
Total Equipment/Tools Acquisition						\$ 1,300.00
Insurance						
	Pinacol (Workmans Comp)			\$	3,300.00	
	Colorado Insurance Advisors (Gen. Liability)			\$	4,500.00	
	Other [CNA Surety (Bond #71129454)]			\$	485.00	
	State Auto			\$	515.00	
	Liberty Mutual	(Property)		\$	12,000.00	
	Travelers Insurance	(D & O)		\$	3,300.00	
	Umbrella Policy			\$	1,900.00	
Total Insurance						\$26,000.00
Loan Payment (Sewer loan principle & interest)						\$79,242.00
LP Gas						\$6,200.00
Laundry Expense						\$2,500.00
Lodge Operating Expense						
	Social Committee			\$	2,650.00	
	Fire Inspection			\$	550.00	
	Cleaning Supplies			\$	600.00	
Total Lodge Expense						\$3,800.00
Oil, Gas, Diesel						\$750.00
Office Supplies						\$2,000.00

Mileage Reimbursement					\$600.00	
Payroll Taxes					\$13,765.00	
Real Estate Tax					\$1,470.00	
Postage/Shipping						
	General Business			\$	1,500.00	
	Potable Water Samples			\$	800.00	
	Wastewater Samples			\$	250.00	
Total Postage/Shipping					\$2,550.00	
Professional Fees						
	Audit (Next is in 2025 for 2024)			\$	6,226.00	
	Accounting			\$	8,225.00	
	Legal			\$	10,000.00	
	Tax Preparation			\$	425.00	
Total Professional Fees					\$24,876.00	
Repair And Maintenance (Operational)						
	Water System			\$	50,000.00	
	Sewer System			\$	2,000.00	
	Equipment/Tools			\$	1,000.00	
	Buildings			\$	7,100.00	
	Grounds			\$	2,900.00	
	Bridge			\$	1,500.00	
	Fire Mitigation			\$	3,000.00	
	Contract Labor			\$	1,000.00	
Total Repair and Maintenance					\$68,500.00	
Vehicle Expense (Tags, License & Maintenance)					\$450.00	
Trash Collection					\$24,480.00	
Wages						
	CCOA Management			\$	45,600.00	
	Cleaning (40 hrs/mo X 12 mo X \$16.00 hr.)			\$	7,680.00	
	Office (Assist & Fill in Vacation Days)			\$	2,000.00	
	Park Maint. (22 hr/w X 50 w X \$28.50 hr)			\$	31,350.00	
	Water Maintenance			\$	1,500.00	
	Treasurer (\$500.00/mo X 12 mo)			\$	6,000.00	
	Water/Sewer Tech (\$5000/mo X 12 mo)			\$	60,000.00	
Total Wages					\$ 154,130.00	
Wastewater Purification Supplies					\$1,800.00	
Wastewater Testing					\$4,000.00	
Potable Water Testing					\$550.00	
SBR Sludge Removal					\$8,000.00	
TOTAL RECURRING COSTS						\$448,601.00
Contributions to Contingency Funds						
	Building Funds				\$0.00	
	Water System Maintenance				\$46,940.00	
	SBR (Sewer Plant) Cover				\$16,940.00	

	Erosion Control & Storm Water Mitigation				\$0.00	
	Security				\$0.00	
Total Contributions to Contingency Funds						\$63,880.00
USDA Mandated Contribution to Reserves (Sewer)						
	Debt Service Reserve				\$0.00	
	Asset Replacement Reserve				\$4,333.00	
Total Mandated USDA Reserves for Sewer						\$4,333.00
TOTAL ANNUAL COSTS FOR 2025						\$516,814.00
Delegated Funds						
	Emergency Reserve					
Total Delegated Expenses						
Contributions to Sewer Assessment Reserve						\$50,000.00
TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2025						\$566,814.00
TOTAL PROJECTED EXPENSES FOR 2025						\$566,814.00
TOTAL PROJECTED FUNDS AVAILABLE FOR 2025						\$566,814.00