

PROPOSED 2024 TOTAL EXPENSE BUDGET Revised August 8, 2024  
 EXPENSES TO ACQUIRE,BUILD, MANAGE AND MAINTAIN ASSOCIATION PROPERTY

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

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				\$ 10,225.00	
	Legal				\$ 15,000.00	
	Tax Preparation				\$ 425.00	
Total Professional Fees					\$25,650.00	
Repair And Maintenance (Operational)						
	Water System				\$ 51,000.00	
	Sewer System				\$ 2,000.00	
	Equipment/Tools				\$ 5,500.00	
	Buildings				\$ 4,800.00	
	Grounds				\$ 2,751.00	
	Bridge				\$ 3,000.00	
	Contract Labor				\$ 1,000.00	
Total Repair and Maintenance					\$70,051.00	
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	
<b>TOTAL RECURRING COSTS</b>						\$435,641.00
Contributions to Contingency Funds						
	Building Funds					
	Water System Maintenance				\$50,251.00	
	SBR (Sewer Plant) Cover				\$30,000.00	
	Erosion Control & Storm Water Mitigation					
	Security					
Total Contributions to Contingency Funds						\$80,251.00
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
<b>TOTAL ANNUAL COSTS FOR 2024</b>						<b>\$521,547.00</b>
Delegated Funds						
	Emergency Reserve					
Total Delegated Expenses						
Contributions to Sewer Assessment Reserve						\$ 50,000.00
<b>TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2024</b>						<b>\$571,547.00</b>
<b>TOTAL PROJECTED EXPENSES FOR 2024</b>						<b>\$571,547.00</b>
<b>TOTAL PROJECTED FUNDS AVAILABLE FOR 2024</b>						<b>\$571,547.00</b>