

PROPOSED 2024 TOTAL EXPENSE BUDGET
 TO BE PRESENTED AT THE SEPTEMBER 2, 2023, GENERAL MEMBERSHIP MEETING
 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	\$ 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	\$52,101.00	
	SBR (Sewer Plant) Cover		
	Erosion Control & Storm Water Mitigation		
	Security		
Total Contributions to Contingency Funds			\$52,101.00
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			\$490,146.00
Delegated Funds			

Emergency Reserve

Total Delegated Expenses

Contributions to Sewer Assessment Reserve

\$ 50,000.00

TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2024

\$ 540,146.00

TOTAL PROJECTED EXPENSES FOR 2024

\$540,146.00

TOTAL PROJECTED FUNDS AVAILABLE FOR 2024

\$ 540,146.00