

PROPOSED 2022 TOTAL EXPENSE BUDGET (\$1,235 Dues = \$102.92/month)
EXPENSES TO ACQUIRE, BUILD, MANAGE, MAINTAIN, AND CARE FOR
ASSOCIATION PROPERTY

Technology		
Website Expense (Pd. Biannually due 2023)	000	
ZOOM	180	
Computer Support/Security	150	
Telephone	<u>565</u>	
Total Technology		895
Bank Charges		50
Dues and Subscriptions		400
Electric Company		21,000
Insurance		
Pinnacol (Workman's Comp)	2,000	
Colorado Insurance Advisors	14,700	
Other [CNA Surety (Bond # 71129454)]	<u>500</u>	
Total Insurance		17,200
Loan Payment (sewer loan principle & interest)		79,242
LP Gas		6,800
Laundry Expense		1,800
License Fees (DORA, Register/Sec. of State, Water org., etc.)		75
Lodge Expense		
Social Committee	2,138	
Satellite TV	360	
Fire Inspection	750	
TP, Paper Towels, Supplies)	<u>275</u>	
Total Lodge Expense		3,523
Office Supplies		2,000
Mileage Reimbursement		300
Payroll Taxes		7,100
Real Estate Tax		1,550
Permits (U.P. Railroad yearly rent)		100
Postage/Shipping		1,762
Professional Fees		
Audit	\$ 4,500	
Accounting	7,000	
Legal	10,000	
Tax Preparation	<u>400</u>	
Total Professional Fees		21,900

Repair and Maintenance (Operational)		
Water System	16,200	
Sewer System	2,000	
Equipment	1,000	
Buildings	1,000	
Grounds & Bridge	9,000	
Contract Labor	<u>3,420</u>	
Total Repair and Maintenance		32,620
Vehicle Expense (tags, license & maintenance)		450
Trash Collection		12,500
Wages		
CCOA Management	31,050	
Treasurer(\$250/mo)	3,000	
Cleaning	7,000	
Office	2,000	
Park Attendant (15 hrs/wk x 50 weeks)	15,500	
Water/Sewer Tech (\$2,630/mo x 12 mo)	<u>31,560</u>	
Total Wages		90,110
Water Purification Supplies		3,500
Lab Fees, Chemicals		8,500
SBR Sludge Removal (\$1,050 trip x 4/year)		<u>7,000</u>
TOTAL <u>ORDINARY</u> EXPENSE		\$320,377
Contributions to Contingency Funds		
Building Funds	10,700	
Water System Maintenance	30,000	
Erosion Control & Storm Water Mitigation	3,060	
Total Contributions to Contingency Funds		<u>\$43,760</u>
USDA Mandated Contribution to Reserves (Sewer)		
Debt Service Reserve	7,924	
Asset Replacement Reserve	<u>4,333</u>	
Total Mandated USDA Reserves for Sewer		<u>\$12,257</u>
TOTAL ANNUAL RECURRING COSTS FOR 2021		\$376,394

Delegated Funds		
Equipment	6,500	
Bridge Repairs	10,000	
Discharge Pond Excavation	6,091	
Emergency Reserve	5,000	
Total Delegated Expenses		<u>27,591</u>
Contributions to Sewer Assessment Reserve		<u>\$50,000</u>
TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2021		\$453,985
TOTAL PROJECTED EXPENSES FOR 2021		\$453,985
TOTAL PROJECTED FUNDS AVAILABLE FOR 2021		\$453,985

Summary:

Adjustments will be made to the Income Budget and Delegated Funds at the end of the fiscal year to accurately reflect the carry over and balance expenses with income.

Expense Budget to be Voted On