

PROPOSED 2022 TOTAL EXPENSE BUDGET (~~\$1,235~~ **1,105** Dues = ~~\$102.92~~ **92.08**/month)
Revised January 17, 2022; Revised May 23, 2022

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	18,400	
Other [CNA Surety (Bond # 71129454)]	<u>500</u>		
Total Insurance		17,200	20,900
Loan Payment (sewer loan principle & interest)			79,242
LP Gas)		6,800	7,800
Laundry Expense		1,800	2,000
License Fees (DORA, Register/Sec. of State, Water org., etc.)		75	700
Lodge Expense			
Social Committee	2,138 2,835		
Satellite TV	360 000		
Fire Inspection	750		
TP, Paper Towels, Supplies)	<u>275</u>		
Total Lodge Expense		3,523	3,860

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	2,500
Professional Fees			
Audit	\$ 4,500		
Accounting	7,000	11,000	
Legal	10,000	6,500	
Tax Preparation	400		
Total Professional Fees	<u>21,900</u>	18,400	22,400
Repair and Maintenance (Operational)			
Water System	16,200	20,925	
Sewer System	2,000		
Equipment	1,000		
Buildings	1,000	2,500	
Grounds & Bridge	9,000	6,500	
Contract Labor	3,420	1,000	
Total Repair and Maintenance	<u>32,620</u>	27,700	33,925
Vehicle Expense (tags, license & maintenance)			450
Trash Collection		12,500	13,500
Wages			
CCOA Management	31,050	18,050	
Treasurer	3,000	4,350	
Cleaning	7,000	5,000	3,600
Office	2,000	3,500	
Park Attendant (15 hrs/wk x 50 weeks)	15,500		
Water/Sewer Tech (\$2,630/mo x 12 mo)	31,560		
Total Wages	<u>90,110</u>	89,460	76,560

Water Purification Supplies			3,500
Lab Fees, Chemicals			8,500
SBR Sludge Removal (\$1,050 trip x 4/year)			<u>7,000</u>
TOTAL ORDINARY EXPENSE		\$320,377 313,582	316,232
Contributions to Contingency Funds			
Building Funds	10,700	000	
Water System Maintenance		30,000	
Erosion Control & Storm Water Mitigation	3,060	000	
Total Contributions to Contingency Funds		43,760	<u>30,000</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		\$376,394 355,839	358,489
Delegated Funds			
Equipment	6,500	1,500	
Bridge Repairs	10,000	7,350	
Discharge Pond Excavation	6,094	6,019	
Emergency Reserve		5,000	
Total Delegated Expenses		27,594	<u>22,519</u> 19,869
Contributions to Sewer Assessment Reserve			<u>50,000</u>

TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2022	\$453,985	428,358
TOTAL PROJECTED EXPENSES FOR 2022	\$453,985	428,358
TOTAL PROJECTED FUNDS AVAILABLE FOR 2022	\$453,985	428,358

Summary:

Adjustments ~~will be~~ were 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.