NWC	FRS ASS	OWNERS ASSOCIATION 2024 PROPOSED		
	Account		Final 2024 Budget	Notes:
Oper	Operating Accounts	ounts		
Incom	ncome Accounts			
Income	Т			
	40-4010-00	Assessments	\$360,867.38 10% increase \$299.50/lot	:99.50/lot
	40-4022-00		\$30,147.16 10% increase Secondary \$99.83/lot	econdary \$99.83/lot
Amen	Amenity Income			
	41-4110-00	41-4110-00 Map Fee Income	\$50.00 Rev on Maps of \$5.	\$5.
	41-4112-00	Guest Card Income	\$220.00 Rev on Guest Cards	ards
	41-4114-00		\$150.00 Includes pool &	\$150.00 Includes pool & fitness and any guest fees (guests to the annual meeting, etc).
	41-4116-00		\$15,000.00 Collections from trash	trash
	41-4115-00	41-4115-00 Marketing Income	\$0.00	
Facili	Facilities Income			
	42-4214-00	ACC Sign Deposit	\$1,000.00 Rev on Sign Deposits	posits
	42-4236-00		\$1,000.00 Clubhouse rentals	lls
Other	Other Income			
	43-4310-00	Late Fees	\$4,500.00 Member late fees	5
	43-4312-00	Interest Income	\$15,601.00 As of 12/6/23 =\$15,601	515,601
	43-4314-00	Legal Fees Collected	\$4,000.00 Fees collected by Altitude Law	y Altitude Law
	43-4316-00	Collections Fees Collected	\$5,000.00 Fee collection p	\$5,000.00 Fee collection policy; owner is charged a late fee when past due.
	43-4319-00	43-4319-00 Mailbox Fee	\$2,600.00 Rev on Mailboxes.	35
Incon	Income Accounts Total	Total	\$440,135.54 Total Estimated Income	Income
Expe	Expense Accounts	is .		
Admi	Administrative Expenses	penses		
	50-5005-00 Website	Website	\$1,000.00 Website upgrades	es
	50-5010-00	50-5010-00 Administrative Expense	\$0.00 Was bank fee u	\$0.00 Was bank fee using Dorman and outside accounts.
	50-5018-00	50-5018-00 Licenses/Permits	\$300.00 Future Permits for building.	or building.
	50-5024-00	50-5024-00 Bank Fees/Charges	\$50.00 Transaction fees.	9
	50-5032-00	) Bad Debt	\$32,000.00 10% non-payers	
,	50-5044-00	Taxes	\$5,000.00 UBIT - Unrealat	\$5,000.00 UBIT - Unrealated Business Income Taxes
	50-5052-00	50-5052-00 Document Filing Fee	\$500.00 This increase is	\$500.00 This increase is due to planning on the office staff filing forms instead of Dorman
	50-5058-00	DORA Fee	\$75.00 State annual fee	1
	50-5088-00	Training	\$1,000.00 Training in new tools (Office, Cloud)	tools (Office, Cloud)
	50-5090-00		\$100.00 Bronco tags annual fee.	nual fee.
	50-5091-00	Advertising Expense	\$0.00 Club rental advertising.	ertsing.
	50-5092-00	Marketing Expense	\$0.00 Redesign logo and swag	and swag.
Office	Office Expenses			
	51-5110-00	Office Equipment Expense	\$2,000.00 General office e	\$2,000.00 General office equipment (Printer supplies, phone, fax machine)
	51-5112-00	General Office/Supplies/Staples/Other	\$5,000.00 General supplies for operation of office	s for operation of office
	51-5114-00		\$4,000.00 Mailing cost on stamps.	stamps.
	51-5116-00		\$3,500.00 New Konica lease	Se.
	51-5126-00	51-5126-00 Telephone/Internet	\$3,840.00 Starlink est. \$12	\$3,840.00 Starlink est. \$120 x 12mo = \$1440, estimated \$200/mo for VoIP

Accounting Services		Control Controller Constitution	
Accounting Services   \$1,000.00   Annual Return Cost	*		
Accounting Services   \$4,000.00   Annual Return Cost	*		
Accounting Services   \$4,000.00   Perfail expense for Dorman Tod January & February	*		
Accounting Services   \$4,000.00   Annual Return Cost	*		
Accounting Services  Legal Services  \$4,000.00   Antual entur Cost  Legal Services  \$4,000.00   Antual entur Cost  Relationer Fee  \$3,000.00   Antual entur Cost  \$3,000.00   Antual entur Cost    Relationer Fee   \$3,000.00   Antual entur Cost   Relationer Fee   \$3,000.00   Antual entur Cost   Relationer Fee   \$3,000.00   Antual enture Devouside CPA Firm   Insurance - Commercial Prackage   \$3,000.00   Review done by outside CPA Firm   Insurance - Commercial Prackage   \$3,000.00   Cubhouse property coverage.   Insurance   \$3,	20	6-5640-00   Concrete	
Accounting Services   \$1,000.00   Antitude Law		ction Expense	onstr
Management Fee   \$1,000.00   Antique Law		7-6701-00 Mailboxes Maintenance	L
Wanagement tee   \$4,000.00  Farmal expense for Joennan Tor January & February		7-6700-00 Mailboxes Equipment	
Wanagement Fee   \$4,000.00   Farmal expense for Johnson		X CATEGORY	AAILB
Wanagement Fee   \$4,000.00   Farmal expense for Domman for January & February		6-5633-00 Trash Compactor Lease	
Valanagement Fee			
Wanagement Fee   \$4,000.00   Annual Return Cost	ial expense.		
Accounting Services  \$4,000.00   Annual Return Cost   Legal Services  \$4,000.00   Annual Return Cost   Retainer Fee   \$3,000.00   Annual Return Cost   Financial Audit   \$5,000.00   Annual Return Cost   Retainer Fee   \$5,000.00   Annual Return Cost   Financial Audit   \$5,000.00   Clubhouse property coverage.   Financial Audit   \$5,000.00   Clubhouse property coverage			
Valuagement Fee	Ö		
Management Fee   34,000.00   Partial expense for Doman for January & February	new metal deck.		
Management Fee   \$4,000.00   Partial expense for Doman for January & February			
Management fee  Accounting Services  Accounting Services  S1,000.00 Annual Return Cost Legal Services  S3,000.00 Altitude Law Retainer Fee Retainer	ance.		
Management fee \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Annual Return Cost Legal Services \$4,000.00 Annual Return Cost Legal Services \$4,000.00 Annual Return Cost Legal Services \$3,000.00 Altitude Law Financial Audit \$2,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm \$2,000.00 Clubhouse property coverage.  Insurance - Commercial Package  Workman's Compensation \$5,000.00 Clubhouse property coverage.  Workman's Compensation \$5,000.00 State of CO fee. \$5,000.00 State of CO fee. \$5,000.00 Annual certification with extinguishers.  Clubhouse Maintenance Clubhouse Maintenance Clubhouse Bathroom R&M \$5,000.00 Clubhouse interior/exterior maintenance.  Clubhouse Pest Control Clubhouse Fooring Clubhouse Fooring Clubhouse Fooring Clubhouse Fooring Clubhouse Fest Control Clubhouse Other  \$1,000.00 Miscellaneous supplies, tollet parts, etc. \$2,000.00 Miscellaneous fixes to equipment.  Fitness Center Repairs  \$1,000.00 Bronco and tractor diesel fuel.	ronco.		
Accounting Services  Accounting Services  \$4,000.00   Annual Return Cost   Legal Services  \$4,000.00   Altitude Law   Retainer Fee   \$3,000.00   Review done by outside CPA Firm   \$5,000.00   Review done by outside CPA Firm   \$5,000.00   Clubhouse property coverage.    Insurance - Commercial Package   \$13,000.00   Insurance - Commercial Package   \$1,000.00   In	•		
Management Fee  Accounting Services  \$1,000.00 Annual Return Cost Legal Services  \$3,000.00 Altitude Law Retainer Fee  Financial Audit  \$2,000.00 Altitude Law  \$3,000.00 Altitude Law Financial Audit  \$2,000.00 Review done by outside CPA Firm  \$2,000.00 Review done by outside CPA Firm  \$3,000.00 Clubhouse property coverage.  Insurance - Commercial Property Coverage  \$3,000.00 State of CO fee.  \$3,000.00 State of CO fee.  \$2,000.00 State of CO fee.  \$2,000.00 State of CO fee.  \$2,000.00 Alarm Center fee for clubhouse.  Clubhouse Maintenance  Clubhouse Maintenance  Clubhouse Bathroom R&M  \$2,000.00 Clubhouse interior/exterior maintenance.  Clubhouse Bathroom R&M  \$3,000.00 Deck re-surfacing.  Clubhouse Flooring  Clubhouse Foots  \$1,000.00 Pest Services.  \$1,000.00 New tool expense.  Clubhouse Pest Control  \$2,000.00 Miscellaneous supplies, toilet parts, etc.  Fitness Equipment  \$2,000.00 Miscellaneous fixes to equipment.		s Expense	Foun
Management Fee  Accounting Services  \$1,000.00 Annual Return Cost Legal Services  \$4,000.00 Altitude Law Retainer Fee  \$3,000.00 Altitude Law Financial Audit  \$2,000.00 Review done by outside CPA Firm    Insurance - Commercial Property Coverage   \$3,000.00   State of CO fee.			
Management Fee  Accounting Services  Legal Services  Retainer Fee  Retainer Fee  Financial Audit  Retainer Fee  Insurance - Commercial Property Coverage  Insurance - Commercial Package  Workman's Compensation  See  Camera Surveillance System  Safety & Fire Extinguishers  Clubhouse Bathroom R&M  Clubhouse Bathroom R&M  Clubhouse Flooring  Clubhouse Pest Control  Clubhouse - Other  Clubhouse - Other  Accounting Services  \$1,000.00 Altitude Law  \$2,000.00 Review done by outside CPA Firm  \$2,000.00 Clubhouse property coverage.  \$13,000.00 Clubhouse property coverage.  \$13,000.00 State of CO fee.  \$2,500.00 Alarm Center fee for clubhouse.  \$2,500.00 Alarm Center fee for clubhouse.  \$2,500.00 Clubhouse interior/exterior maintenance.  Clubhouse Property Coverage  \$1,000.00 Deck re-surfacing.  Clubhouse Pest Services  \$1,000.00 New tool expense.  Clubhouse - Other  \$2,500.00 Miscellaneous supplies, toilet parts, etc.		5-5510-00 Fitness Equipment	
counting Services  \$1,000.00 Annual Return Cost gal Services \$3,000.00 Altitude Law \$2,000.00 Review done by outside CPA Firm  surance - Commercial Property Coverage \$5,000.00 Clubhouse property coverage.  \$13,000.00 State of CO fee.  \$13,000.00 State of CO fee.  \$13,000.00 Altitude Law \$2,000.00 Clubhouse property coverage.  \$10,000.00 Clubhouse property coverage.  \$10,000.00 State of CO fee.  \$10,000.00 Alarm Center fee for clubhouse.  \$2,500.00 Alarm Center fee for clubhouse.  \$1,000.00 Clubhouse interior/exterior maintenance.  \$1,000.00 Cleaning Services for clubhouse.  \$1,000.00 Deck re-surfacing.  \$1,000.00 New tool expense.  \$1,000.00 New tool expense.  \$2,500.00 New tool expense, toilet parts, etc.		(C200)	tnes
counting Services  \$1,000.00 Annual Return Cost  \$4,000.00 Altitude Law  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$2,000.00 Review done by outside CPA Firm  surance - Commercial Property Coverage  \$13,000.00 Clubhouse property coverage.  \$13,000.00 State of CO fee.  \$3,200.00 State of CO fee.  \$3,200.00 Clubhouse property coverage.  \$3,200.00 State of CO fee.  \$3,200.00 Review done by outside CPA Firm  \$500.00 Clubhouse property coverage.  \$1,000.00 Clubhouse property coverage.  \$3,200.00 State of CO fee.  \$3,200.00 State of CO fee.  \$3,200.00 Clubhouse property coverage.  \$3,200.00 Clubhouse property coverage.  \$3,200.00 State of CO fee.  \$3,200.00 Remodel  \$4,000.00 Remodel  \$4,000.00 Remodel  \$4,000.00 Cleaning Services for clubhouse.  \$4,000.00 Deck re-surfacing.  \$4,000.00 Remodel  \$4,000.00 Remod			
counting Services  \$1,000.00 Annual Return Cost  \$4,000.00 Annual Return Cost  \$5,000.00 Annual Content Fore for Coverage.  \$5,000.00 State of CO fee.  \$5,000.00 Annual Certification with extinguishers.  \$5,000.00 Annual Certification with extinguishers.  \$5,000.00 Clubhouse interior/exterior maintenance.  \$5,000.00 Cleaning Services for clubhouse.  \$5,000.00 Deck re-surfacing.  \$5,000.00 Deck re-surfacing.  \$5,000.00 Nain flooring in clubhouse.			
counting Services  \$1,000.00 Annual Return Cost  \$4,000.00 Annual Return Cost  \$5,000.00 Annual property coverage.  \$1,000.00 Clubhouse property coverage.  \$1,000.00 State of CO fee.  \$1,000.00 State of CO fee.  \$1,000.00 Annual certification with extinguishers.  \$5,000.00 Annual certification with extinguishers.  \$1,000.00 Clubhouse interior/exterior maintenance.  \$1,000.00 Cleaning Services for clubhouse.  \$1,000.00 Cleaning Services for clubhouse.  \$1,000.00 Cleaning Services for clubhouse.  \$1,000.00 Deck re-surfacing.	•		
counting Services  \$1,000.00   Annual Return Cost  \$4,000.00   Annual Return Cost  \$5,000.00   Annual Return Cost  \$5,000.00   Annual Return Cost  \$5,000.00   Annual Return Cost  \$5,000.00   Annual Peturn Cost  \$5,000.00   Clubhouse property coverage.  \$5,000.00   Clubhouse property coverage.  \$5,000.00   State of CO fee.  \$5,000.00   Annual certification with extinguishers.  \$5,000.00   Annual certification with extinguishers.  \$5,000.00   Clubhouse interior/exterior maintenance.  \$5,000.00   Cleaning Services for clubhouse.  \$5,000.00   Cleaning Services for clubhouse.  \$5,000.00   Cleaning Services for clubhouse.  \$6,000.00   Cleaning Services for clubhouse.			
counting Services  \$1,000.00 Annual Return Cost  \$4,000.00 Annual Return Cost  \$4,000.00 Annual Return Cost  \$4,000.00 Altitude Law  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$2,000.00 Review done by outside CPA Firm  surance - Commercial Property Coverage  \$13,000.00 Clubhouse property coverage.  \$13,000.00 State of CO fee.  \$13,000.00 State of CO fee.  \$3,200.00 State of CO fee.  \$5,000.00 Annual certification with extinguishers.  \$2,500.00 Clubhouse interior/exterior maintenance.  \$2,500.00 Cleaning Services for clubhouse.			
inagement Fee \$4,000,00   Partial expense for Dorman for January & February Counting Services \$1,000.00   Annual Return Cost    \$3,000.00   Altitude Law    \$3,000.00   Altitude Law    \$2,000.00   Review done by outside CPA Firm	for clubhouse.		
inagement Fee \$4,000,00 Partial expense for Dorman for January & February Counting Services \$1,000.00 Annual Return Cost  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$3,000.00 Review done by outside CPA Firm    Surance - Commercial Property Coverage   \$500.00 General property coverage.    Surance - Commercial Package   \$13,000.00 Clubhouse property coverage.    Surance - Commercial Package   \$13,000.00 Clubhouse property coverage.    Surance - Compensation   \$3,200.00 State of CO fee.			
inagement Fee \$4,000,00 Partial expense for Dorman for January & February Counting Services \$1,000.00 Annual Return Cost  \$3,000.00 Altitude Law  \$3,000.00 Altitude Law  \$2,000.00 Review done by outside CPA Firm    Surance - Commercial Property Coverage   \$600.00 General property coverage.    Surance - Commercial Package   \$13,000.00 Glubhouse property coverage.    Surance - Commercial Package   \$13,000.00 Glubhouse property coverage.    Surance - Compensation   \$3,200.00 Glubhouse property coverage.    Surance - Compensation   \$3,000.00 Glubhouse property coverage.    Surance - Compensation   Surance - Compensation property coverage.    Surance - Compensation   \$3,000.00 Glubhouse property coverage.			
snagement Fee \$4,000,00   Farial expense for Dorman for January & February Counting Services \$1,000.00   Annual Return Cost    gal Services \$4,000.00   Altitude Law    stainer Fee \$3,000.00   Altitude Law    sancial Audit \$2,000.00   Review done by outside CPA Firm    surance - Commercial Property Coverage \$600.00   General property coverage.    surance - Commercial Package \$13,000.00   Clubhouse property coverage.    straince - Compensation \$3,200.00   State of CO fee.    smera Surveillance System \$500.00   Alarm Center fee for clubhouse.			
snagement Fee \$4,000,00 Partial expense for Dorman for January & February Counting Services \$1,000.00 Annual Return Cost gal Services \$4,000.00 Altitude Law stainer Fee \$3,000.00 Altitude Law strainer Fee \$2,000.00 Review done by outside CPA Firm surance - Commercial Property Coverage \$500.00 General property coverage. surance - Commercial Package \$13,000.00 Clubhouse property coverage. strainer - Compensation \$3,200.00 State of CO fee.		64-5410-00   Camera Surveillance System	
Management Fee \$4,000.00 Partial expense for Dorman for January & February Accounting Services \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Altitude Law Retainer Fee \$3,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm Insurance - Commercial Property Coverage \$2,000.00 General property coverage.  Workman's Compensation \$13,000.00 State of CO fee.		use Expenses	Hubh
Management Fee \$4,000.00 Partial expense for Dorman for January & February Accounting Services \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Altitude Law Retainer Fee \$3,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm Insurance - Commercial Property Coverage \$600.00 General property coverage.  Insurance - Commercial Package \$13,000.00 Clubhouse property coverage.		33-5322-00 Workman's Compensation	
Management Fee \$4,000.00 Partial expense for Dorman for January & February Accounting Services \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Altitude Law Retainer Fee \$3,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm  Insurance - Commercial Property Coverage \$600.00 General property coverage.		33-5318-00 Insurance - Commercial Package	
Management Fee \$4,000.00 Fartial expense for Dorman for January & February Accounting Services \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Altitude Law Retainer Fee \$3,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm		33-5316-00 Insurance - Commercial Property Coverage	
Management Fee \$4,000.00 Farnal expense for Dorman for January & February Accounting Services \$1,000.00 Annual Return Cost Legal Services \$4,000.00 Altitude Law Retainer Fee \$3,000.00 Altitude Law Financial Audit \$2,000.00 Review done by outside CPA Firm		ce Expense	nsura
Management Fee \$4,000,00 Farrial expense for Dorman for January & February  Accounting Services \$1,000,00 Annual Return Cost  Legal Services \$4,000,00 Altitude Law  Retainer Fee \$3,000,00 Altitude Law			
Management Fee \$4,000,00 Farrial expense for Dorman for January & February  Accounting Services \$1,000.00 Annual Return Cost  Legal Services \$4,000.00 Altitude Law			
Management Fee \$4,000,00 Farrial expense for Dorman for January & February  Accounting Services \$1,000.00 Annual Return Cost			
Management Fee \$4,000,000 Partial expense for Dorman for January & February			
\$4,000,00 Postist suppose for Postist suppose			

resistance regularity in policy for	anny recognition reco	O POTO
(\$0.00) Profit/Loss - Negative is deficit for the year	Operating Accounts Net	Opera
\$440 135 541 Not Expenses	Expense Accounts Total	Evnens
\$108,179.10 Reserve transfers for 2024	99-9912-00 Transfer to Reserves	
	Reserve Expenses	Reserv
\$500.00 FMLA tax expense.	66-6638-00 Payroll - FMLA Tax	
\$9,091.44 Payroll tax for employees.	66-6632-00 Payroll - Taxes	
\$100.00 Employee mileage expense.	66-6630-00 Mileage - Operations	
\$0.00 Not if we're moving our money from Southstate bank	66-6616-00 Direct Deposit Fees	
\$110,000.00 Reduce overtime and tighten up on processes	66-6610-00 Salaries & Wages	
	Employee Expenses	Employ
\$2,500.00 Office Gas annual cost.	65-6530-00 Gas Office 10	
\$10,000.00 Pool Gas annual cost.	65-6528-00 Gas Pool 70	
\$500.00 Shed Electrical annual cost.	65-6526-00 Electric Shed 70	
\$12,000.00 Pool Electrical annual cost.	65-6524-00 Electric Pool 54	
\$3,500.00 Clubhouse Gas annual cost.	65-6520-00 Gas Clubhouse 69	
\$3,600.00 Clubhouse Water annual cost.	65-6514-00 Water	
\$2,500.00 Clubhouse Electrical annual cost.	65-6512-00 Electric Clubhouse 31	
\$0.00 Single Phase and pool, set up cost.	65-6511-01 Trash Compactor Electric	
	Utilities Expense	Utilities
\$0.00 Offset of depreciation expense.	64-6410-00 Depreciation Expense	
	Depreciation	Deprec
\$1,300.00 Annual Property Tax	63-6310-00 Property Taxes	
	Property Taxes	Proper
\$17,000.00 Vivo Technologies	61-6113-00 A/V Equipment	
\$5,000.00 3 new staff machines, 1 new server machine & 1 new board laptop.	61-6111-00 Computers	
\$1,800.00 Add payment functionality to website	61-6114-00 IT Service - Website	
\$5,000.00 DocuSign, Quickbooks, Google Workplace and other technologies	61-6110-00 IT Service - Software	
	vices	IT Services
\$3,000.00 End of year christmas party.	60-6018-00 Events, Parties, & Refreshements	
\$300.00 Misc expense for food and drinks.	60-6012-00 Board Meeting	
\$2,500.00 Misc expense for annual meeting.	60-6010-00 Annual Meeting	
	Events, Parties, Refreshment	Events
\$1,000.00 Security misc expense.	59-5914-00   Security - Service & Repair	
\$350,00 Security expense for monitoring.	59-5910-00 Security Monitoring	
	Security Monitoring	Securit
\$0.00 Equipment expense.	58-5810-00 Restaurant Equipment	
	Restaurant Expenses	Restau
\$1,500.00 Equipment for pool.	57-5716-00 Pool Equipment	
\$750.00 Chemicals and other misc.	57-5714-00 Pool Supplies	
	Pool Expenses	Pool E
	56-5634-00 Ponds	
\$12,400.00 \$10k would net us \$40k in services. Also include chipper cost of \$500/month(2 days) & lunch for firefighter volunteers.	68-6800-00 Wildfire Risk Reduction	

