

OWNERS ASSOCIATION		2024 PROPOSED	
Account	Description	Final 2024 Budget	Notes:
Operating Accounts			
Income Accounts			
Income			
40-4010-00	Assessments	\$380,867.38	10% increase \$299.50/lot
40-4022-00	Assessment - Secondary	\$30,147.16	10% increase Secondary \$99.83/lot
Amenity Income			
41-4110-00	Map Fee Income	\$50.00	Rev on Maps of \$5.
41-4112-00	Guest Card Income	\$220.00	Rev on Guest Cards
41-4114-00	Pool/Fitness Guest Fee Income	\$150.00	Includes pool & fitness and any guest fees (guests to the annual meeting, etc).
41-4116-00	Trash Fee Income	\$15,000.00	Collections from trash
41-4115-00	Marketing Income	\$0.00	
Facilities Income			
42-4214-00	ACC Sign Deposit	\$1,000.00	Rev on Sign Deposits
42-4236-00	Clubhouse Revenue	\$1,000.00	Clubhouse rentals
Other Income			
43-4310-00	Late Fees	\$4,500.00	Member late fees
43-4312-00	Interest Income	\$15,601.00	As of 12/6/23 = \$15,601
43-4314-00	Legal Fees Collected	\$4,000.00	Fees collected by Altitude Law
43-4316-00	Collections Fees Collected	\$5,000.00	Fee collection policy; owner is charged a late fee when past due.
43-4319-00	Mailbox Fee	\$2,600.00	Rev on Mailboxes.
Income Accounts Total		\$440,135.54	Total Estimated Income
Expense Accounts			
Administrative Expenses			
50-5005-00	Website	\$1,000.00	Website upgrades
50-5010-00	Administrative Expense	\$0.00	Was bank fee using Dorman and outside accounts.
50-5018-00	Licenses/Permits	\$300.00	Future Permits for building.
50-5024-00	Bank Fees/Charges	\$50.00	Transaction fees.
50-5032-00	Bad Debt	\$32,000.00	10% non-payers
50-5044-00	Taxes	\$5,000.00	UBIT - Unrelated Business Income Taxes
50-5052-00	Document Filing Fee	\$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.
50-5088-00	Training	\$1,000.00	Training in new tools (Office, Cloud)
50-5090-00	Auto Expenses/Plates	\$100.00	Bronco tags annual fee.
50-5091-00	Advertising Expense	\$0.00	Club rental advertising.
50-5092-00	Marketing Expense	\$0.00	Redesign logo and swag.
Office Expenses			
51-5110-00	Office Equipment Expense	\$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
51-5114-00	Postage/Delivery/Printing/Stamps	\$4,000.00	Mailing cost on stamps.
51-5116-00	Konica Lease	\$3,500.00	New Konica lease.
51-5126-00	Telephone/Internet	\$3,840.00	Starlink est. \$120 x 12mo = \$1440, estimated \$200/mo for VoIP

Professional Services			
52-5222-00	Management Fee	\$4,000.00	Partial expense for Dorman for January & February
52-5224-00	Accounting Services	\$1,000.00	Annual Return Cost
52-5226-00	Legal Services	\$4,000.00	Altitude Law
52-5228-00	Retainer Fee	\$3,000.00	Altitude Law
52-5232-00	Financial Audit	\$2,000.00	Review done by outside CPA Firm
Insurance Expense			
53-5316-00	Insurance - Commercial Property Coverage	\$600.00	General property coverage.
53-5318-00	Insurance - Commercial Package	\$13,000.00	Clubhouse property coverage.
53-5322-00	Workman's Compensation	\$3,200.00	State of CO fee.
Clubhouse Expenses			
54-5410-00	Camera Surveillance System	\$500.00	Alarm Center fee for clubhouse.
54-5411-00	Safety & Fire Extinguishers	\$200.00	Annual certification with extinguishers.
54-5412-00	Clubhouse Maintenance	\$2,500.00	Clubhouse interior/exterior maintenance.
54-5413-00	Clubhouse Bathroom R&M	\$0.00	Remodel
54-5416-00	Cleaning Service	\$6,000.00	Cleaning Services for clubhouse.
54-5420-00	Clubhouse Deck	\$1,000.00	Deck re-surfacing.
54-5422-00	Clubhouse Flooring	\$0.00	Main flooring in clubhouse.
54-5424-00	Clubhouse Tools	\$1,000.00	New tool expense.
54-5425-00	Clubhouse Pest Control	\$900.00	Pest Services.
54-5426-00	Clubhouse - Other	\$2,500.00	Miscellaneous supplies, toilet parts, etc.
Fitness Expenses			
55-5510-00	Fitness Equipment	\$2,000.00	Replace treadmill.
55-5514-00	Fitness Center Repairs	\$100.00	Miscellaneous fixes to equipment.
Grounds Expense			
56-5611-00	Fuel - Vehicles	\$1,500.00	Bronco and tractor diesel fuel.
56-5613-00	Vehicle Maintenance	\$500.00	Miscellaneous maintenance for Bronco.
56-5614-00	Garage Maintenance	\$500.00	Shed and workshop maintenance.
56-5616-00	Parking Lot	\$500.00	Dirt parking lot maintenance.
56-5622-00	Tractor	\$3,500.00	Kubota - new mower, Cadet - new metal deck.
56-5626-00	Equipment - Landscaping	\$1,000.00	Landscaping annual upkeep.
56-5628-00	Grounds Maintenance	\$1,000.00	Maintenance with grounds.
56-5632-00	Snow Removal	\$1,300.00	Snow removal annual expense.
56-5631-00	Trash Expense	\$7,500.00	Annual pickup cost.
56-5633-00	Trash Compactor Lease	\$0.00	
MAILBOX CATEGORY			
67-6700-00	Mailboxes Equipment	\$2,600.00	New units and mailbox equipment.
67-6701-00	Mailboxes Maintenance	\$0.00	Maintenance of mailboxes.
Construction Expense			
56-5640-00	Concrete	\$0.00	*
56-5641-00	Fencing	\$0.00	*
56-5642-00	Lighting	\$0.00	*
56-5643-00	Key Pad	\$0.00	*
56-5644-00	Clubhouse Construction	\$0.00	*
WILDFIRE PREVENTION REDUCTION			

68-6800-00	Wildfire Risk Reduction	\$12,400.00	\$10k would net us \$40k in services. Also include chipper cost of \$500/month(2 days) & lunch for firefighter volunteers.
56-5634-00	Ponds	\$0.00	We have \$41,900 in Reserves dedicated to ponds already. Dennis stated it would cost \$100,000 in next 5 years.
Pool Expenses			
57-5714-00	Pool Supplies	\$750.00	Chemicals and other misc.
57-5716-00	Pool Equipment	\$1,500.00	Equipment for pool.
Restaurant Expenses			
58-5810-00	Restaurant Equipment	\$0.00	Equipment expense.
Security Monitoring			
59-5910-00	Security Monitoring	\$350.00	Security expense for monitoring.
59-5914-00	Security - Service & Repair	\$1,000.00	Security misc expense.
Events, Parties, Refreshment			
60-6010-00	Annual Meeting	\$2,500.00	Misc expense for annual meeting.
60-6012-00	Board Meeting	\$300.00	Misc expense for food and drinks.
60-6018-00	Events, Parties, & Refreshments	\$3,000.00	End of year christmas party.
IT Services			
61-6110-00	IT Service - Software	\$5,000.00	DocuSign, Quickbooks, Google Workplace and other technologies
61-6114-00	IT Service - Website	\$1,800.00	Add payment functionality to website
61-6111-00	Computers	\$5,000.00	3 new staff machines, 1 new server machine & 1 new board laptop.
61-6113-00	AV Equipment	\$17,000.00	Vivo Technologies
Property Taxes			
63-6310-00	Property Taxes	\$1,300.00	Annual Property Tax
Depreciation			
64-6410-00	Depreciation Expense	\$0.00	Offset of depreciation expense.
Utilities Expense			
65-6511-01	Trash Compactor Electric	\$0.00	Single Phase and pool, set up cost.
65-6512-00	Electric Clubhouse 31	\$2,500.00	Clubhouse Electrical annual cost.
65-6514-00	Water	\$3,600.00	Clubhouse Water annual cost.
65-6520-00	Gas Clubhouse 69	\$3,500.00	Clubhouse Gas annual cost.
65-6524-00	Electric Pool 54	\$12,000.00	Pool Electrical annual cost.
65-6526-00	Electric Shed 70	\$500.00	Shed Electrical annual cost.
65-6528-00	Gas Pool 70	\$10,000.00	Pool Gas annual cost.
65-6530-00	Gas Office 10	\$2,500.00	Office Gas annual cost.
Employee Expenses			
66-6610-00	Salaries & Wages	\$110,000.00	Reduce overtime and tighten up on processes
66-6616-00	Direct Deposit Fees	\$0.00	Not if we're moving our money from Southstate bank
66-6630-00	Mileage - Operations	\$100.00	Employee mileage expense.
66-6632-00	Payroll - Taxes	\$9,091.44	Payroll tax for employees.
66-6638-00	Payroll - FMLA Tax	\$300.00	FMLA tax expense.
Reserve Expenses			
99-9912-00	Transfer to Reserves	\$108,179.10	Reserve transfers for 2024
Expense Accounts Total		\$440,135.54	Net Expenses
Operating Accounts Net		(\$0.00)	Profit/Loss - Negative is deficit for the year.

