

**Proposed Budget 2020
Cripple Creek Mountain Estates**

11/09/19 Approved fr

Description	Year-to-date			2019	2020	Comments/O
	Actual	Budget	Variance			
OPERATING INCOME						
Income						
4010-00 Assessments	\$ 283,938.63	\$ 277,425.00	\$ 6,513.63	\$ 277,425.00	\$ 277,425.00	
4022-00 Assessment - Secondary	\$ 19,050.00	\$ 15,900.00	\$ 3,150.00	\$ 15,900.00	\$ 15,900.00	
Total Income	\$ 302,988.63	\$ 293,325.00	\$ 9,663.63	\$ 293,325.00	\$ 293,325.00	
Amenity Income						
4110-00 Map Fee Income	\$ 51.00	\$ 33.36	\$ 17.64	\$ 50.00	\$ 50.00	
4112-00 Guest Card Income	\$ 172.00	\$ 146.64	\$ 25.36	\$ 220.00	\$ 220.00	
4114-00 Pool/Fitness Guest Fee Income	\$ 351.00	\$ 166.64	\$ 184.36	\$ 250.00	\$ 350.00	
4116-00 Trash Fee Income	\$ 8,720.77	\$ 5,200.00	\$ 3,520.77	\$ 7,800.00	\$ 9,000.00	
4118-00 Fax Fee	\$ 2.50	\$ 40.00	(\$ 37.50)	\$ 60.00	\$ 10.00	
4120-00 Color Copy Fee	\$ 495.03	\$ 193.36	\$ 301.67	\$ 290.00	\$ 500.00	
Total Amenity Income	\$ 9,942.30	\$ 5,980.00	\$ 3,962.30	\$ 8,970.00	\$ 10,130.00	
Facilities Income						
4214-00 ACC Sign Deposit	-	\$ 20.00	(\$ 20.00)	\$ 30.00	\$ 10.00	
4218-00 Reimbursements & Misc.	\$ 504.54	-	\$ 504.54	-	-	- Discontinued - 1/2020
4221-00 Driveway Fee	\$ 2,000.00	\$ 843.36	\$ 1,156.64	\$ 1,265.00	-	
4223-00 Replacement Card Fee	-	\$ 16.64	(\$ 16.64)	\$ 25.00	\$ 25.00	
4236-00 Clubhouse Revenue	-	\$ 66.64	(\$ 66.64)	\$ 100.00	\$ 300.00	
4236-01 Clubhouse Extra Revenue				\$ 150.00		
4248-00 Amenity Income - Other	-	\$ 166.64	(\$ 166.64)	\$ 250.00	-	
Total Facilities Income	\$ 2,649.25	\$ 2,793.28	(\$ 144.03)	\$ 4,190.00	\$ 485.00	
Other Income						
4310-00 Late Fees	\$ 7,385.00	\$ 2,000.00	\$ 5,385.00	\$ 3,000.00	\$ 3,000.00	
4312-00 Interest Income	\$ 1,061.25	\$ 333.36	\$ 727.89	\$ 500.00	\$ 1,000.00	
4314-00 Legal Fees Collected	\$ 4,114.00	\$ 2,333.36	\$ 1,780.64	\$ 3,500.00	\$ 3,500.00	
4316-00 Collections Fees Collected	-	\$ 100.00	(\$ 100.00)	\$ 150.00	\$ 150.00	
4318-00 Delinquent Interest Income	\$ 6,093.80	-	\$ 6,093.80	-	\$ 1,000.00	
4326-00 Pop Machine Income	-	\$ 33.36	(\$ 33.36)	\$ 50.00	\$ 50.00	
Total Other Income	\$ 18,654.05	\$ 4,800.08	\$ 13,853.97	\$ 7,200.00	\$ 8,700.00	
Total OPERATING INCOME	\$ 334,234.23	\$ 306,898.36	\$ 27,335.87	\$ 313,685.00	\$ 312,640.00	

Description	Year-to-date			2019	2020	Comments/Q
	Actual	Budget	Variance			
OPERATING EXPENSE						
Administrative						
5010-00 Administrative Expense	\$ 563.44	\$ 2,000.00	\$ 1,436.56	\$ 3,000.00	\$ 1,000.00	
5022-00 Board Expense	-	\$ 33.36	\$ 33.36	\$ 50.00	\$ 50.00	
5024-00 Bank Fees/Charges	-	\$ 233.36	\$ 233.36	\$ 350.00	\$ 250.00	
5027-00 Security/Safety Systems	\$ 106.19	\$ 833.36	\$ 727.17	\$ 1,250.00	\$ 250.00	
5032-00 Bad Debt	(\$ 56.06)	\$ 10,000.00	\$ 10,056.06	\$ 15,000.00	\$ 30,000.00	10% Per Dixon
5044-00 Taxes	\$ 875.00	-	(\$ 875.00)	-	\$ 850.00	
5052-00 Document Filing Fee	-	\$ 666.64	\$ 666.64	\$ 1,000.00	\$ 100.00	
5056-00 Mileage - Directors	\$ 1,000.00	\$ 1,866.64	\$ 866.64	\$ 2,800.00	\$ 1,500.00	
5058-00 DORA Fee	\$ 25.00	\$ 20.00	(\$ 5.00)	\$ 30.00	\$ 30.00	
5060-00 Periodic Report Filing(Sec. State)	-	\$ 6.64	\$ 6.64	\$ 10.00	\$ 10.00	
5088-00 Training	-	\$ 166.64	\$ 166.64	\$ 250.00	\$ 250.00	
Total Administrative Expenses	\$ 2,513.57	\$ 15,826.64	\$13,313.07	\$ 23,740.00	\$ 34,290.00	
Office Expenses						
5127-00 New Blank Access Cards					\$ 500.00	
5110-00 Office Equipment Expense	\$ 411.11	\$ 666.64	\$ 255.53	\$ 1,000.00	\$ 500.00	
5112-00 General Office/Supplies	\$ 1,994.96	\$ 3,166.64	\$ 1,171.68	\$ 4,750.00	\$ 2,500.00	
5114-00 Postage/Delivery/Printing	\$ 1,992.86	\$ 666.64	(\$ 1,326.22)	\$ 1,000.00	\$ 2,500.00	
5116-00 Konica Lease	\$ 2,913.75	\$ 1,900.00	(\$ 1,013.75)	\$ 2,850.00	\$ 3,200.00	
5120-00 Konica Color Copy Charges	\$ 590.26	\$ 166.64	(\$ 423.62)	\$ 250.00	\$ 700.00	
5122-00 Konica Monthly Service Charges	\$ 117.11	\$ 593.36	\$ 476.25	\$ 890.00	\$ 250.00	
5124-00 Konica Overage Charges	-	\$ 66.64	\$ 66.64	\$ 100.00	\$ 50.00	
5126-00 Telephone/Internet	\$ 3,162.61	\$ 3,083.36	(\$ 79.25)	\$ 4,625.00	\$ 3,600.00	
Total Office Expenses	\$ 11,182.66	\$ 10,309.92	(\$872.74)	\$ 15,465.00	\$ 13,800.00	
Professional						
5222-00 Management Fee	\$ 10,800.00	\$ 10,800.00	-	\$ 16,200.00	\$ 16,800.00	4% Increase
5224-00 Accounting Services	-	\$ 500.00	\$ 500.00	\$ 750.00	\$ 250.00	
5226-00 Legal Services	\$ 6,916.05	\$ 3,333.36	(\$ 3,582.69)	\$ 5,000.00	\$ 5,000.00	
5228-00 Retainer Fee	-	\$ 1,960.00	\$ 1,960.00	\$ 2,940.00	\$ 2,940.00	
5230-00 Collections Expense	\$ 240.00	\$ 1,666.64	\$ 1,426.64	\$ 2,500.00	\$ 1,000.00	
5232-00 Financial Audit	\$ 6,437.50	\$ 1,666.64	(\$ 4,770.86)	\$ 2,500.00	\$ 5,500.00	
Total Professional Services	\$ 24,393.55	\$ 19,926.64	(\$4,466.91)	\$ 29,890.00	\$ 31,490.00	
Insurance Expense						
5312-00 Insurance - Crime & Fidelity	-	\$ 200.00	\$ 200.00	\$ 300.00	\$ 300.00	
5314-00 Insurance - Directors & Officers	-	\$ 400.00	\$ 400.00	\$ 600.00	\$ 600.00	
5316-00 Insurance - Commercial Property	-	\$ 2,700.64	\$ 2,700.64	\$ 4,051.00	\$ 4,051.00	
5318-00 Insurance - General Liability	-	\$ 3,571.36	\$ 3,571.36	\$ 5,357.00	\$ 5,357.00	
5322-00 Workman's Compensation	\$ 2,326.88	\$ 2,000.00	(\$ 326.88)	\$ 3,000.00	\$ 3,000.00	
Total Insurance Expense	\$ 2,326.88	\$ 8,872.00	\$6,545.12	\$ 13,308.00	\$ 13,308.00	

Description	Year-to-date			2019	2020	Comments/C
	Actual	Budget	Variance			
Clubhouse						
5412-00 Clubhouse Maintenance	\$ 9,877.74	\$ 7,666.64	(\$ 2,211.10)	\$ 11,500.00	\$ 15,000.00	
5416-00 Clubhouse Cleaning Supplies	\$ 212.37	\$ 333.36	\$ 120.99	\$ 500.00	\$ 500.00	
5420-00 Clubhouse Deck	-	\$ 166.64	\$ 166.64	\$ 250.00	\$ 500.00	
5424-00 Clubhouse Tools	\$ 281.75	\$ 666.64	\$ 384.89	\$ 1,000.00	\$ 250.00	
5426-00 Clubhouse - Other	\$ 250.00	-	(\$ 250.00)	-	\$ 250.00	
5430-00 Out - Building Maintenance	\$ 403.60	-	(\$ 403.60)	-	\$ 500.00	
5432-00 Clubhouse - General	\$ 6,668.63	-	(\$ 6,668.63)	-	-	
Total Clubhouse Expenses	\$ 17,694.09	\$ 8,833.28	(\$8,860.81)	\$ 13,250.00	\$ 17,000.00	
Fitness Expenses						
5335-00 Fitness Center	\$ 6.85	-	(\$ 6.85)	-	\$ 10.00	
5510-00 Fitness Equipment	\$ 1,646.38	-	(\$ 1,646.38)	-	\$ 500.00	
Total Fitness Expenses	\$ 1,653.23	-	(\$1,653.23)	-	\$ 510.00	
Grounds Expense						
5612-00 Fuel	\$ 1,799.85	\$ 333.36	(\$ 1,466.49)	\$ 500.00	\$ 2,000.00	
5616-00 Parking Lot	\$ 12,957.24	\$ 333.36	(\$ 12,623.88)	\$ 500.00	\$ 1,000.00	
5620-00 Backhoe	\$ 101.79	-	(\$ 101.79)	-	\$ 250.00	
5622-00 Tractor	\$ 258.38	\$ 166.64	(\$ 91.74)	\$ 250.00	\$ 250.00	
5624-00 Safety & Fire Extinguisher	-	\$ 66.64	\$ 66.64	\$ 100.00	\$ 500.00	
5628-00 Grounds Maintenance	\$ 2,263.46	\$ 333.36	(\$ 1,930.10)	\$ 500.00	\$ 5,000.00	
5632-00 Snow Removal	\$ 25.90	-	(\$ 25.90)	-	-	
Total Grounds Expense	\$ 17,406.62	\$ 1,233.36	(\$16,173.26)	\$ 1,850.00	\$ 9,000.00	
Pool Expenses						
5712-00 Pool Cleaning/Maintenance	\$ 1,209.68	\$ 666.64	(\$ 543.04)	\$ 1,000.00	\$ 1,000.00	
5714-00 Pool Supplies	\$ 2,818.45	\$ 4,000.00	\$ 1,181.55	\$ 6,000.00	\$ 3,500.00	
Total Pool Expenses	\$ 4,028.13	\$ 4,666.64	\$638.51	\$ 7,000.00	\$ 4,500.00	
Restaurant						
5810-00 Restaurant Equipment	(\$ 183.02)	\$ 133.36	\$ 316.38	\$ 200.00	\$ 200.00	
Total Restaurant Expenses	(\$ 183.02)	\$ 133.36	\$316.38	\$ 200.00	\$ 200.00	
Security Monitoring						
5910-00 Security Monitoring	\$ 338.38	\$ 333.36	(\$ 5.02)	\$ 500.00	\$ 1,400.00	
5912-00 Security System Equipment	\$ 18.04	\$ 333.36	\$ 315.32	\$ 500.00	\$ 150.00	
5914-00 Security - Service & Repair	-	\$ 333.36	\$ 333.36	\$ 500.00	\$ 150.00	
Total Security Monitoring	\$ 356.42	\$ 1,000.08	\$643.66	\$ 1,500.00	\$ 1,700.00	
Events, Parties,						
6010-00 Annual Meeting	\$ 1,372.87	\$ 1,200.00	(\$ 172.87)	\$ 1,800.00	\$ 1,500.00	
6012-00 Board Meeting	\$ 52.26	\$ 66.64	\$ 14.38	\$ 100.00	\$ 100.00	
6016-00 Flowers & Gifts	-	\$ 333.36	\$ 333.36	\$ 500.00	\$ 900.00	
6018-00 Events, Parties, & Refreshments	\$ 92.91	\$ 1,333.36	\$ 1,240.45	\$ 2,000.00	\$ 2,000.00	
Total Events, Parties, Refreshment	\$ 1,518.04	\$ 2,933.36	\$1,415.32	\$ 4,400.00	\$ 4,500.00	

Description	Year-to-date			2019	2020	Comments/Q
	Actual	Budget	Variance			
IT Services						
6110-00 IT Service - Software	\$ 134.99	\$ 166.64	\$ 31.65	\$ 250.00	\$ 250.00	
6112-00 IT Service - Warranties & Support	-	\$ 133.36	\$ 133.36	\$ 200.00	\$ 50.00	
Total IT Services	\$ 134.99	\$ 300.00	\$ 165.01	\$ 450.00	\$ 300.00	
Property Taxes						
6310-00 Property Taxes	\$ 428.16	\$ 466.64	\$ 38.48	\$ 700.00	\$ 500.00	
Total Property Taxes	\$ 428.16	\$ 466.64	\$ 38.48	\$ 700.00	\$ 500.00	
Utilities Expense						
6510-00 Trash Expense	\$ 4,121.60	\$ 3,888.00	(\$ 233.60)	\$ 5,832.00	\$ 5,832.00	
6512-00 Electric Clubhouse 31	\$ 1,596.51	\$ 2,000.00	\$ 403.49	\$ 3,000.00	\$ 3,000.00	
6514-00 Water/Sewer	\$ 2,150.00	\$ 2,436.64	\$ 286.64	\$ 3,655.00	\$ 2,600.00	
6520-00 Gas Clubhouse 69	\$ 1,529.08	\$ 2,400.00	\$ 870.92	\$ 3,600.00	\$ 2,000.00	
6524-00 Electric Pool 54	\$ 4,956.00	\$ 5,066.64	\$ 110.64	\$ 7,600.00	\$ 6,000.00	
6526-00 Electric Shed 70	\$ 2,160.45	\$ 2,420.00	\$ 259.55	\$ 3,630.00	\$ 500.00	
6528-00 Gas Pool 70	\$ 8,369.84	\$ 9,833.36	\$ 1,463.52	\$ 14,750.00	\$ 12,000.00	
6530-00 Gas Office 10	\$ 1,891.35	\$ 2,666.64	\$ 775.29	\$ 4,000.00	\$ 2,000.00	
Total Utilities Expense	\$ 26,774.83	\$ 30,711.28	\$ 3,936.45	\$ 46,067.00	\$ 33,932.00	
Employee Expenses						
6610-00 Salaries & Wages	\$ 57,909.21	\$ 40,000.00	(\$ 17,909.21)	\$ 60,000.00	\$ 80,000.00	
6612-00 Medical Insurance Premiums	\$ 6,956.93	\$ 15,066.64	\$ 8,109.71	\$ 22,600.00	\$ 10,000.00	
6614-00 Colorado Unemployment	-	\$ 166.64	\$ 166.64	\$ 250.00	\$ 250.00	
6616-00 Direct Deposit Fees	\$ 371.45	\$ 333.36	(\$ 38.09)	\$ 500.00	\$ 500.00	
6626-00 Payroll Expenses	\$ 5.00	-	(\$ 5.00)	-	\$ 10.00	
6628-00 Payroll Expenses - Other	\$ 923.80	-	(\$ 923.80)	-	\$ 8,000.00	
6630-00 Mileage - Operations	\$ 237.80	\$ 1,666.64	\$ 1,428.84	\$ 2,500.00	\$ 500.00	
6632-00 Payroll - Taxes	\$ 2,363.11	\$ 16,233.36	\$ 13,870.25	\$ 24,350.00	\$ 3,000.00	
6634-00 Payroll - Colorado State Taxes	-	\$ 1,190.00	\$ 1,190.00	\$ 1,785.00	\$ 500.00	
Total Employee Expenses	\$ 68,767.30	\$ 74,656.64	\$ 5,889.34	\$ 111,985.00	\$ 102,760.00	
Reserve Transfer						
9912-00 Transfer to Reserves	\$ 19,555.36	\$ 19,555.36	-	\$ 29,333.00	\$ 29,333.00	
Total Reserve Transfer	\$ 19,555.36	\$ 19,555.36	\$ 0.00	\$ 29,333.00	\$ 29,333.00	
Total OPERATING EXPENSE	\$ 198,550.81	\$ 199,425.20	\$ 874.39	\$ 299,138.00	\$ 297,123.00	
Net Income:	\$ 135,683.42	\$ 107,473.16	\$ 28,210.26	\$ 14,547.00	\$ 15,517.00	