

CCS HOA Financial Overview
2022 Budget/Actuals/EOY
Proposed 2023 Budget

		Budget	Actuals (YTD)	Projected EOY	Proposed Budget				
		2022	2022	2022	2023	Projected/Budget Comments			
Income									
	4000 - Residential Assessments	\$ 22,425.00	\$ 12,240.00	\$ 23,010.00	\$ 22,425.00	Annual fee will not increase for 2023			
	4001 - AC Submittal Fees	\$ -	\$ -	\$ -	\$ -				
	4002 - Transfer Fees	\$ 400.00	\$ 700.00	\$ 700.00	\$ 400.00				
	4710 - Late Fees & Interest	\$ 150.00	\$ 200.00	\$ 200.00	\$ 150.00				
	4830 - Hay Sales	\$ -	\$ -	\$ -	\$ 150.00				
	4835 - Miscellaneous	\$ -	\$ 669.00	\$ 669.00	\$ -	Refund from switching insurance providers			
	4905 - Reserve Contribution Income	\$ -	\$ -	\$ -	\$ -				
	4910 - State of Colorado	\$ -	\$ -	\$ -	\$ 2,000.00	Barn grant funds			
Total Income		\$22,975.00	\$ 13,809.00	\$ 24,579.00	\$ 25,125.00				
Expense									
	5010 - Bad Debt		\$ -	\$ -	\$ -				
	5050 - Banking Fees	\$ 120.00	\$ 99.50	\$ 119.40	\$ 120.00	\$9.95/month			
	5090 - Office Expenses	\$ 630.00	\$ 370.68	\$ -	\$ 1,230.00	Back-ups, Maintenance, M365, QB Online & Zoom			
	5115 - Web Site Expenses	\$ 1,200.00	\$ 926.40	\$ 1,151.40	\$ 1,200.00	\$75/month			
	5190 - Social Functions	\$ 600.00	\$ 630.00	\$ 630.00	\$ 600.00	Two events per year - \$300/event			
	5195 - Administrative Expenses	\$ 750.00	\$ 257.43	\$ 257.43	\$ 750.00	Execution of Annual Meeting			
	5210 - Printing & Copying	\$ 400.00	\$ -	\$ -	\$ 400.00	Annual Asserssment mailing			
	5215 - Postage	\$ 200.00	\$ -	\$ 60.00	\$ 200.00				
	5445 - General Liability Ins. Premiums	\$ 3,750.00	\$ 3,783.41	\$ 3,783.41	\$ 4,000.00				
	6125 - Weed Management	\$ 3,500.00	\$ 3,835.00	\$ 3,835.00	\$ 4,000.00				
	6530 - Common Areas R & M	\$ 3,000.00	\$ 2,541.93	\$ 6,041.93	\$ 4,000.00				
	6535 - Barn R & M	\$ -	\$ -	\$ 480.00	\$ -	Potential matching fund expense captured in Capital Improvement - Barn Repairs			
	7000 - Audit & Tax Services	\$ 2,400.00	\$ -	\$ -	\$ 500.00				
	7020 - Legal Services	\$ 4,500.00	\$ 3,687.74	\$ 8,523.65	\$ 4,500.00	Legal court fees for By-laws change			
	7025 - Legal Services - Collections	\$ 500.00	\$ -	\$ -	\$ 500.00				
	7030 - Litigation Deductible Fee	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00				
	9015 - Property/Real Estate Tax	\$ 100.00	\$ -	\$ 100.00	\$ 100.00				
	9105 - Reserve Contribution Expense	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 4,500.00				
	9834 - Contingency Expenses	\$ 500.00	\$ -	\$ -	\$ 5,000.00	*Possible HOA movement of Fire & EMT services			
	Capital Improvement - Barn Repairs	\$ 1,500.00	\$ -	\$ -	\$ 2,000.00				
	Capital Improvement - CCS Signs			\$ 15,000.00	\$ -	New signs for the development (3) - Operating vs. Reserves?			
Total Expense		\$ 30,650.00	\$ 16,132.09	\$ 44,482.22	\$ 36,100.00				
Net Income		\$ (7,675.00)	\$ (2,323.09)	\$ (19,903.22)	\$ (10,975.00)				

**2022 Annual Meeting
2021-2023 Account Balances**

Operating Account Year End Balances

Operating Cash Balance @ 12/31/21	\$ 51,521.65
Projected Cash Balance @ 12/31/22	\$ 24,012.43
Projected Cash Balance @ 12/31/23	\$ 16,884.00

Reserve Account Year End Balances

Reserve Account Balance @ 12/31/21	\$ 20,292.49
Projected Cash Balance @ 12/31/22	\$ 29,292.49
Projected Cash Balance @ 12/31/23	\$ 33,792.49

As approved by CCS HOA Board of Directors:

Jennifer B Lorme

Date:

10/18/22

CCS HOA Proposed 2023 Budget - Income and Expense Statement

		2023 Budget	Operating Acct Balance	
Jan 1, 2023 - Projected Balance			\$ 46,437.00	Projected/Budget Comments
Income				
	4000 · Residential Assessments	\$ 22,425.00		Annual fee will not increase for 2023
	4001 · AC Submittal Fees			
	4002 · Transfer Fees	\$ 400.00		
	4710 · Late Fees & Interest	\$ 150.00		
	4830 · Hay Sales	\$ 150.00		
	4835 - Miscellaneous	\$ -		
	4910 - State of Colorado	\$ 2,000.00		
Total Income		\$ 25,125.00		
Expense				
	5010 · Bad Debt	\$ -		
	5050 · Banking Fees	\$ 120.00		\$9.95/month
	5090 · Office Expenses	\$ 630.00		Back-ups, Maintenance, M365 & Zoom
	5115 · Web Site Expenses	\$ 1,200.00		\$75/month
	5190 · Social Functions	\$ 600.00		Two events per year - \$300/event
	5195 · Administrative Expenses	\$ 750.00		Execution of Annual Meeting
	5210 · Printing & Copying	\$ 400.00		
	5215 · Postage	\$ 200.00		
	5445 · General Liability Ins. Premiums	\$ 4,000.00		
	6125 · Weed Management	\$ 4,000.00		
	6530 · Common Areas R & M	\$ 3,000.00		
	6535 - Barn R & M	\$ -		Potential matching fund expense captured in Capital Improvement - Barn Repairs
	7000 · Audit & Tax Services	\$ 500.00		
	7020 · Legal Services	\$ 4,500.00		\$205/month retainer.
	7025 · Legal Services - Collections	\$ 500.00		
	7030 · Litigation Deductible Fee	\$ 2,500.00		
	9015 · Property/Real Estate Tax	\$ 100.00		
	9105 · Reserve Contribution Expense	\$ 4,500.00		
	9834 · Contingency Expenses	\$ 500.00		
	Capital Improvement - Barn Repairs	\$ 2,000.00		
Total Expenses		\$ 30,000.00		
			\$ 41,562.00	
2023 Net Income			\$ (4,875.00)	