

Crossroads Townhomes HOA

Board-Approved 2023 Operating Budget

January - December 2023

Due to projected budget happening in October - 22 Actuals will be estimated based on previous year and current month

	22 Projected Actuals	Budget	over Budget	% of Budget
Income				
40000 - Dues	118,560.00	118,560.00	0.00	100.00%
47070 - Other Income	300.00		300.00	
Uncategorized Income	250.00		250.00	
Total Income	\$ 119,110.00	\$ 118,560.00	\$ 550.00	100.46%
Gross Profit	\$ 119,110.00	\$ 118,560.00	\$ 550.00	100.46%
Expenses				
55500 - Master Association	2,340.00	2,712.00	-372.00	86.28%
Bank Charges & Fees	0.00		0.00	
CO Annual Report		10.00	-10.00	0.00%
Monthly Quickbooks Fee	815.00	960.00	-145.00	84.90%
Office/General Administrative Expenses			0.00	
50000 - Management Fees	24,504.00	24,504.00	0.00	100.00%
50004 - Legal/Professional		1,238.00	-1,238.00	0.00%
50050 - Administrative	179.40		179.40	
50055 Supplies & Materials	75.32	380.00	-304.68	19.82%
50060 Meeting Expense	200.00	200.00	0.00	100.00%
50210 - Insurance	23,829.00	23,829.00	0.00	100.00%
Total Office/General Administrative Expenses	\$ 48,787.72	\$ 50,151.00	-\$ 1,363.28	97.28%
Reimbursable Expenses	380.00		380.00	
Repairs & Maintenance			0.00	
Building Maintenance			0.00	
50320 - General Building Maintenance	3,318.33	4,800.00	-1,481.67	69.13%
Total Building Maintenance	\$ 3,318.33	\$ 4,800.00	-\$ 1,481.67	69.13%
Grounds Maintenance			0.00	
50220 - Irrigation	1,851.44	2,800.00	-948.56	66.12%
50360 - Grounds & Parking Maintenance	7,062.20	4,068.00	2,994.20	173.60%
Total Grounds Maintenance	\$ 8,913.64	\$ 6,868.00	\$ 2,045.64	129.79%
Total Repairs & Maintenance	\$ 12,231.97	\$ 11,668.00	\$ 563.97	104.83%
Snow Removal			0.00	
50270 - Snow Removal - Extra (Pushbacks/Hauling)	370.00	1,850.00	-1,480.00	20.00%
50280 - Snow Removal - Roof	8,809.00		8,809.00	
50281 - Snow Removal	4,500.00	6,000.00	-1,500.00	75.00%
50282 - Snow Shoveling	1,400.00	5,400.00	-4,000.00	25.93%
Total Snow Removal	\$ 15,079.00	\$ 13,250.00	\$ 1,829.00	113.80%
Taxes & Licenses	29.00		29.00	
Utilities			0.00	
50250 - Trash Removal	4,184.86	5,149.00	-964.14	81.28%
50305 - Cable Television	13,039.60	15,660.00	-2,620.40	83.27%

Total Utilities	\$ 17,224.46	\$ 20,809.00	-\$ 3,584.54	82.77%
Total Expenses	\$ 96,887.15	\$ 99,560.00	-\$ 2,672.85	97.32%
Net Operating Income	\$ 22,222.85	\$ 19,000.00	\$ 3,222.85	116.96%
Other Expenses				
Reserve Expenditure	17,000.00			
Reserve Transfer Expense	14,250.00	19,000.00	-4,750.00	75.00%
Total Other Expenses	\$ 14,250.00	\$ 19,000.00	-\$ 4,750.00	75.00%
Net Other Income	-\$ 14,250.00	-\$ 19,000.00	\$ 4,750.00	75.00%
Net Income	\$ 7,972.85	\$ 0.00	\$ 7,972.85	

y payments.

Denver Area CPI is 7.6%

2023 Draft Budget	Notes due to any increase/decrease
124,800.00	26 Units \$400/mo
\$ 124,800.00	
\$ 124,800.00	
2,880.00	Currently \$240/mo currently
0.00	
50.00	DORA & SOS merge with taxes & licenses
1,020.00	QB Increased to \$85/mo
26,366.28	Increase 7.6%
1,000.00	
200.00	PO Box Renewal
100.00	
200.00	
24,046.00	\$2,003.83/mo (\$2,003.84 for the first Q1 2023)
\$ 51,912.28	
0.00	
4,500.00	
\$ 4,500.00	
2,800.00	22 flat
6,663.74	Per 22's actuals
\$ 9,463.74	
\$ 13,963.74	
0.00	
3,000.00	
4,800.00	\$800/mo
6,000.00	\$1000/mo
\$ 13,800.00	
5,040.00	Rate change if a 3 year contract is signed
15,660.00	

\$ 20,700.00	
\$ 104,326.02	
\$ 20,473.98	
19,000.00	
\$ 19,000.00	
-\$ 19,000.00	
\$ 1,473.98	