

Cucumber Creek Estates HOA

Proposed 2023 Budget

April 2023 - March 2024

	Actual	Budget	over Budget	% of Budget	2023 Proposed Budget	Comments
Income						Monthly Operating Dues
Operating Dues	72,554.25	66,764.00	5,790.25	108.67%	103,427.00	\$507.00
Operating Interest Earned	28.76		28.76			
Total Income	\$ 72,583.01	\$ 66,764.00	\$ 5,819.01	108.72%	\$ 103,427.00	
Gross Profit	\$ 72,583.01	\$ 66,764.00	\$ 5,819.01	108.72%	\$ 103,427.00	
Expenses						
Gutter Cleans		3,400.00	-3,400.00	0.00%	3,400.00	Inspected summer 22, did not need to be cleaned.
Insurance	1,369.67	966.00	403.67	141.79%	2,400.00	Travelers D&O \$1,457 - AOI Commercial Umbrella \$600 General Liability \$342 Ceres Landscaping Contract - Garden Maintenance, Irrigation Maintenance, Native
Landscaping and Grounds	32,010.08	15,000.00	17,010.08	213.40%	35,000.00	Maintenance, Plant Health Care
Legal and Accounting	225.00	2,100.00	-1,875.00	10.71%	3,000.00	Legal increased due to declaration changes. FY change.
Licenses and Permits	40.50	48.00	-7.50	84.38%	39.00	SOS & DORA
Meeting Expense		100.00	-100.00	0.00%	100.00	Virtual Meeting to continue in 2024.
Office Supplies	100.00	100.00	0.00	100.00%	100.00	Annual Meeting Postage & Office Supplies.
QuickBooks	985.00	960.00	25.00	102.60%	1,050.00	QuickBooks increase \$87.14/mo
Postage and Delivery	30.00	30.00	0.00	100.00%	0.00	
Property Management	21,765.25	22,000.00	-234.75	98.93%	23,760.00	8% Increase per Denver Area CPI
Repairs & Maintenance	6,166.00	3,875.00	2,291.00	159.12%	6,078.00	\$3174/mo for 6mo Nov 22 - April 23 - Will increase for 2023-2024 season - \$956 for any
Snow Removal	16,353.00	15,035.00	1,318.00	108.77%	20,000.00	Skid Steer/Dump Truck/Backhoe charges
Taxes & Licenses	295.79		295.79		300.00	Estimated Amount -
Exterior Window Cleans	3,900.00	4,250.00	-350.00	91.76%	8,200.00	2 cleans per year
Total Expenses	\$ 83,240.29	\$ 67,864.00	\$ 15,376.29	122.66%	\$ 103,427.00	
Net Operating Income	-\$ 10,657.28	-\$ 1,100.00	-\$ 9,557.28	968.84%	\$ 0.00	
Other Income						Monthly Reserve Dues
Reserve Dues	49,485.81	54,136.00	-4,650.19	91.41%	54,672.00	\$268.00
Reserve Interest Earned	15.02		15.02			
Working Capital	13,650.00		13,650.00			
Total Other Income	\$ 63,150.83	\$ 54,136.00	\$ 9,014.83	116.65%	\$ 54,672.00	
Other Expenses						
Reserve Contribution		54,136.00	-54,136.00	0.00%		
Reserve Expense	1,950.00		1,950.00		0.00	
Total Other Expenses	\$ 1,950.00	\$ 54,136.00	-\$ 52,186.00	3.60%	\$ 0.00	
Net Other Income	\$ 61,200.83	\$ 0.00	\$ 61,200.83		\$ 54,672.00	Total Monthly HOA Dues
Net Income	\$ 50,543.55	-\$ 1,100.00	\$ 51,643.55	-4594.87%	\$ 54,672.00	\$775.00