

Cucumber Patch HOA
Proposed FY23-24 Budget
October 2023 - September 2024

Total						
	Estimated 2023				2024 Proposed Budget	Notes
	Actuals	2023 Budget	Variance	% of Budget		
Income						
40000 Income						
41000 Dues-13 Units	114,962.28	116,912.32	-1,950.04	98.33%	\$ 116,547.00	Based on total Operating Expenses
Total 40000 Income	\$ 114,962.28	\$ 116,912.32	-\$ 1,950.04	98.33%	\$ 116,547.00	
Operating Interest Income	331.77		331.77		\$ -	
Total Income	\$ 115,294.05	\$ 116,912.32	-\$ 1,618.27	98.62%	\$ 116,547.00	
Gross Profit	\$ 115,294.05	\$ 116,912.32	-\$ 1,618.27	98.62%	\$ 116,547.00	
Expenses						
60003 Grounds & Landscaping	33,356.06	15,000.00	18,356.06	222.37%	\$ 20,000.00	New vendor, '23 Actual include PY vendor. Includes beautification of the front entrance
60004 Insurance	27,943.99	30,492.25	-2,548.26	91.64%	\$ 34,890.00	25% increase per Insurance Agent
60005 Legal & Accounting	999.99	1,250.00	-250.01	80.00%	\$ 1,250.00	Flat
60006 Management Fees	18,446.40	18,446.40	0.00	100.00%	\$ 20,110.00	9% Increase *Denver CPI (1675.55/mth)
60007 Repairs & Maintenance	11,150.41	5,000.00	6,150.41	223.01%	\$ 7,600.00	Increase based on Actuals
60008 Snow Removal	14,700.00	14,100.00	600.00	104.26%	\$ 15,369.00	9% Increase *Denver CPI
60009 Heavy Equipment Snow	1,460.00	1,500.00	-40.00	97.33%	\$ 1,635.00	9% Increase *Denver CPI
60010 Roof Snow Removal	5,320.00	3,000.00	2,320.00	177.33%	\$ 3,270.00	9% Increase *Denver CPI
60011 Supplies		100.00	-100.00	0.00%	\$ -	Merge with repairs & maint line
60012 Trash	7,039.77	6,500.00	539.77	108.30%	\$ 7,200.00	Increase based on Actuals
60014 Utilities	373.43	400.00	-26.57	93.36%	\$ 400.00	Flat
60015 Water	618.15	975.00	-356.85	63.40%	\$ 975.00	Flat
60016 Window Cleaning		2,400.00	-2,400.00	0.00%	\$ 1,500.00	1 clean per year at \$1,500
60017 Gutter Cleans	2,275.00	2,600.00	-325.00	87.50%	\$ 2,300.00	Decrease based on Actuals
60020 DORA Registration	10.00	38.00	-28.00	26.32%	\$ 38.00	Flat
60021 CO Annual Report		10.00	-10.00	0.00%	\$ 10.00	Flat
60022 Bank Charges			0.00			
Total Expenses	\$ 123,693.20	\$ 101,811.65	\$ 21,881.55	\$ 14.75	\$ 116,547.00	
Net Operating Income	-\$ 8,399.15	\$ 15,100.67	-\$ 23,499.82	-55.62%	\$ -	
Other Income						
43000 Interest Income	10.47		10.47		\$ -	
45000 Reserve Dues Income	1,950.00		1,950.00		\$ 12,055.32	Contribution based on PY Dues
80020 Special Assessment	173,110.00	240,288.67	-67,178.67	72.04%	\$ 80,451.11	Per Reserve study
Total Other Income	\$ 175,070.47	\$ 240,288.67	-\$ 65,218.20	72.86%	\$ 175,070.47	
Net Other Income	\$ 175,070.47	\$ 240,288.67	-\$ 65,218.20	72.86%	\$ 175,070.47	
Net Income	\$ 166,671.32	\$ 255,389.34	-\$ 88,718.02	65.26%	\$ 292,314.52	