

Cabin Creek HOA

FY2024 Proposed Budget

	2023 Estimated Year End	2023 Budget	Est YE Var to 2023 Budget	Proposed 2024 Budget	Comments
Income				4.3%	
4200 HOA Dues	\$ 40,800	\$ 40,800	\$ -	\$ 42,558	
4280 Interest Income	\$ 53	\$ -	\$ (53)	\$ -	
4300 Operating Special Assessment	\$ 2,000	\$ -	\$ (2,000)	\$ -	
Total Income	\$ 42,853	\$ 40,800	\$ (2,053)	\$ 42,558	
Expenses					
6000 Accounting	\$ 979	\$ 215	\$ (764)	\$ -	AppFolio fee included in Management Fee
6005 Bank Fees	\$ 261	\$ -	\$ (261)	\$ -	No Fees
DORA/CO Registration Fees	\$ 39	\$ 35	\$ (4)	\$ 39	Registration Fees
6030 Insurance					
6031 General Liability Insurance	\$ 5,792	\$ 6,500	\$ 708	\$ 6,573	Actuals just came in, 13%
6302 D&O Insurance	\$ 999	\$ 1,030	\$ 31	\$ 1,076	Actual for 2024, 8%
Total 6030 Insurance	\$ 6,791	\$ 7,530	\$ 739	\$ 7,649	
6035 Landscaping	\$ 2,167	\$ 3,500	\$ 1,333	\$ 3,500	No Change
6040 Legal Fees	\$ -	\$ 500	\$ 500	\$ 500	No Change
6045 Management Fees	\$ 7,641	\$ 7,641	\$ -	\$ 8,214	Averaged CPI 7.5%
6055 Office Supplies & Postage	\$ -	\$ 60	\$ 60	\$ 100	Includes Postage & Printing Cost for Annual Meetings
6060 Plowing	\$ 3,930	\$ 3,600	\$ (330)	\$ 3,780	PY Budget + 5% projected
6065 Repairs & Maintenance	\$ 2,181	\$ 2,000	\$ (181)	\$ 2,000	No Change
6070 RPHOA Maintenance	\$ 1,726	\$ 1,100	\$ (626)	\$ 1,812	Actuals + 5% projected
6075 Sewer	\$ 4,000	\$ 3,600	\$ (400)	\$ 4,200	Actuals + 5% projected
6080 Shoveling	\$ 2,250	\$ 2,700	\$ 450	\$ 2,835	PY Budget + 5% projected
6085 Trash Removal	\$ 5,209	\$ 4,430	\$ (779)	\$ 5,469	Actuals + 5% projected
6090 Utilities	\$ 180	\$ 187	\$ 7	\$ 190	Actuals + 5% projected
6095 Water - Irrigation	\$ 2,019	\$ 1,820	\$ (199)	\$ 2,120	Actuals + 5% projected
6097 Website	\$ -	\$ 150	\$ 150	\$ 150	No Change
Total Expenses	\$ 39,374	\$ 39,068	\$ (306)	\$ 42,558	
Net Operating Income	\$ 3,478	\$ 1,732	\$ (1,747)	\$ -	
Other Income					
Reserve Dues Income	\$ -	\$ -	\$ -	\$ 9,600	\$100 per unit per month per board
7100 Special Assess Income	\$ 42,000	\$ -	\$ -	\$ 48,104	Per Reserve Budget
Total Other Income	\$ 42,000	\$ -	\$ -	\$ 57,704	
Other Expenses					
8000 Reserve Expense	\$ 41,988	\$ -	\$ -	\$ 48,104	Per Reserve Budget
Total Other Expenses	\$ 41,988	\$ -	\$ -	\$ 48,104	
Net Other Income	\$ 13	\$ -	\$ -	\$ 9,600	

Monthly Operating Dues Per Unit		
2023	2024	Difference
\$ 425	\$ 443	\$ 18

10% \$ 468 \$ 43

Monthly TOTAL Dues Per Unit		
2023	2024	Difference
\$ 425	\$ 543	\$ 118

Monthly Reserve Dues Per Unit		
2023	2024	Difference
\$ -	\$ 100	\$ 100

Special Assessment		
2023	2024	Difference
\$ 6,013	\$ -	\$ -