

Cucumber Patch HOA
Proposed FY22-23 Budget
 October 2022 - September 2023

	Actual	Budget	Total over Budget	% of Budget	2023 Proposed Budget	Notes
Income						
40000 Income			0.00			0
41000 Dues-13 Units	116,912.28	116,912.32	-0.04	100.00%	116912.28	
Total 40000 Income	\$ 116,912.28	\$ 116,912.32	-\$ 0.04	100.00%	116912.28	
Services	-390.00		-390.00			0
Total Income	\$ 116,522.28	\$ 116,912.32	-\$ 390.04	99.67%	116912.28	
Gross Profit	\$ 116,522.28	\$ 116,912.32	-\$ 390.04	99.67%	116912.28	Need to included for f33 to populate
Expenses						
60002 Clerical	254.96	220.00	34.96	115.89%	\$0.00	Merge Clerical to Legal & Accounting
60003 Grounds & Landscaping	2,324.66	4,500.00	-2,175.34	51.66%	\$15,000.00	Tree services & new vendor
60004 Insurance	26,515.00	24,663.14	1,851.86	107.51%	\$30,492.25	15% Increase per Insurance Agent
60005 Legal & Accounting		1,000.00	-1,000.00	0.00%	\$1,250	Merge Clerical to Legal & Accounting
60006 Management Fees	17,089.96	17,080.00	9.96	100.06%	\$18,446.40	8% Increase *Denver CPI (\$1537.20/mo)
60007 Repairs & Maintenance	4,577.00	10,000.00	-5,423.00	45.77%	\$5,000	Decrease from last years budget to actuals
60008 Snow Removal	8,970.00	7,800.00	1,170.00	115.00%	\$10,000.00	8% Increase *Denver CPI
60009 Heavy Equipment Snow		1,500.00	-1,500.00	0.00%	\$1,500.00	Flat
60010 Roof Snow Removal	5,898.00	6,000.00	-102.00	98.30%	\$3,000.00	New roof, new heat tape last year
60011 Supplies	78.88	150.00	-71.12	52.59%	\$100.00	Decrease from last years budget to actuals
60012 Trash	6,380.63	5,610.00	770.63	113.74%	\$6,500	Increase due to inflation
60014 Utilities	315.45	360.00	-44.55	87.63%	\$400.00	
60015 Water	1,069.40	975.00	94.40	109.68%	\$2,500.00	21 was budgeted incorrectly
60016 Window Cleaning	1,400.00	2,400.00	-1,000.00	58.33%	\$1,400	1 clean per year at \$1400
60017 Gutter Cleans	2,242.50	2,600.00	-357.50	86.25%	\$2,500	Decrease from last years budget to actuals
60020 DORA Registration		38.00	-38.00	0.00%	\$50	
60021 CO Annual Report		10.00	-10.00	0.00%	\$10	
Total Expenses	\$ 77,116.44	\$ 84,906.14	-\$ 7,789.70	90.83%	\$98,148.65	\$13,242.51 Increase from last years budget
Net Operating Income	\$ 39,405.84	\$ 32,006.18	\$ 7,399.66	123.12%	\$18,763.63	
Other Income						
43000 Interest Income	26.86		26.86	tbd 22-23		TBD
80020 Special Assessment	240,288.67		240,288.67			
Total Other Income	\$ 240,315.53	\$ 0.00	\$ 240,315.53			
Net Other Income	\$ 240,315.53	\$ 0.00	\$ 240,315.53			
Net Income	\$ 279,721.37	\$ 32,006.18	\$ 247,715.19	873.96%		