

Canterbury Park HOA Annual Budget

	Proposed 2023	Actual 2023 Jan - Nov	Proposed 2024 @ \$40	
Income				
Dues	\$ 36,480.00	\$ 25,880.00	\$ 36,480.00	
Late Fees	\$ -	\$ 955.00	\$ -	
Windsor Park weir clean. Reimbursement	\$ -	\$ -	\$ -	
Total	\$ 36,480.00	\$ 26,835.00	\$ 36,480.00	
Income - Reserve Account				
Opening Balance	\$ 36,480.00	\$ 27,192.74	\$ 27,451.72	CD & Money Market Accounts
Interest	\$ 2.76	\$ 258.98	\$ 500.00	
Transfer from checking	\$ 3,600.00	\$ -	\$ 3,600.00	To be transferred at the end of October
Total Savings/Reserve Income	\$ 40,082.76	\$ 27,451.72	\$ 31,551.72	
Expenses				
Repair & Maintenance	\$ 1,000.00	\$ 440.48	\$ 1,000.00	Fencing
Landscape Maintenance	\$ 9,200.00	\$ 7,621.82	\$ 9,200.00	(Figure taken from Deep Creek Lawns
Irrigation System Maintenance (weir cleaning)	\$ 3,600.00	\$ 10,000.00	\$ 4,000.00	Anticipated cost in 2023 - cleaning & gate replacement
Landscape/Irrigation Repairs	\$ 9,000.00	\$ 7,073.16	\$ 9,000.00	
Grounds	\$ -	\$ -	\$ -	Bud's Signs - Sign boards
Snow Removal	\$ 1,000.00	\$ 1,200.00	\$ 1,000.00	
Irrigation Water	\$ 600.00	\$ 577.16	\$ 600.00	Grand Valley Irrigation
Management	\$ 5,472.00	\$ 4,498.00	\$ 4,800.00	
Legal	\$ 1,000.00	\$ 280.00	\$ 1,000.00	Kain and Burke - \$6,500.00 is refundable retainer
Registration - DORA	\$ 29.00		\$ 50.00	
Registration - State of CO Business License	\$ 10.00	\$ 10.00	\$ 10.00	
Accounting/Tax Preparation	\$ 90.00	\$ 135.00		
Office/Mailing	\$ 200.00	\$ 629.60	\$ 600.00	Quarterly statements, certified letters etc.
Meeting room (rental)	\$ 95.00	\$ 95.00	\$ 95.00	Includes \$50.00 refundable deposit
Insurance	\$ 900.00	\$ 765.00	\$ 900.00	Renews December 2023
Common Electric	\$ 3,500.00	\$ 3,121.01	\$ 3,500.00	Grand Valley Power
Returned check fee	\$ -	\$ -	\$ -	
City of Fruita	\$ 160.00	\$ 150.00	\$ 160.00	
Online Payment fees	\$ -	\$ 421.08	\$ 600.00	ACH \$3.17/Debit \$7.47 per transaction Recommend mailing a paper check
Capital Reserve	\$ 3,600.00	\$ -	\$ 3,600.00	
Total Expenses	\$ 39,456.00	\$ 37,017.31	\$ 40,115.00	
NET INCOME	\$ (2,976.00)	\$ (10,182.31)	\$ (3,635.00)	

Bank Balance as of 11/17/2023 = \$14,291.19