

NCA 2023 BUDGET - For Voting

ACCOUNT	ACCOUNT NAME	2023 PROPOSED BUDGET	% change from 2022	2022 ACTUALS	2022 PROPOSED BUDGET
FUNDS AVAILABLE					
	MONTHLY DUES	215,893	7.3%	201,918	201,237
	Operating Interest & Misc Income	1,500		408	400
	Hail Project Income (to cover Federal & CO taxes)				
	Parking Fees	3,500		2,150	3,500
	Land Lease			500	
	Carport Electric reimbursements				
9510	COMMON HOUSE RENTAL INCOME	450		457	1,000
	Common House Rental Expenses			0	
	Guest Room Income	5,800		5,075	2,000
	Guest Room Expenses			(25)	
	Fitness Center Expenses				
	Coin Laundry Income	350		433	1,000
	Coin Laundry Expenses	(323)		(323)	
	TOTAL NET COMMON HOUSE INCOME	\$ 6,277		5,617	\$ 4,000
9530	Greenhouse & Land Lease Income (CSA)				250
	TOTAL INCOME COMMON FACILITIES	6,277		5,617	4,250
	TOTAL Dues and Rental Income	\$ 227,170		210,093	\$ 209,387
	Earmarked from Hail for Insurance & Contingency	0			0
	TOTAL FUNDS AVAILABLE	\$ 227,170		210,093	\$ 209,387
	TOTAL OPERATING EXPENSES & ALLOCATIONS	\$ 227,170		214,702	\$ 217,100
	Budget (Shortfall) or Surplus	-		(4,609)	(7,713.00)
EXPENSE ACCOUNTS					
	GENERAL OPERATING EXPENSES				
5000	Accounting/Tax Preparation	600	0%	425	600
5005	Bookkeeping	7,820	25%	7,440	6,250
5010	Bank Charges	850	13%	917	750
5020	Business Fees				
5030	Bus Pass Program	4,000	0%	4,000	4,000
5040	Admin./Office Supplies/Software	700	250%	469	200
5060	Insurance	57,000	-8.1%	67,388	62,000
5070	Legal	3,500	133%	3,244	1,500
5090	Miscellaneous Expenses	50	0%	601	50
	Total General Operating Expenses	\$ 74,520	-1%	\$ 84,484	\$ 75,350
	TAXES				
5210	Colorado Income Taxes	200	700%	204	25
5220	Federal Income Taxes	1,650	1550%	1,636	100
	Total Taxes	\$ 1,850	1380%	\$ 1,840	\$ 125
	UTILITIES				
5410	Common House Utilities - Cable/Internet	2,050	64%	2,017	1,250
5420	Common House Utilities - Water	3,000	131%	2,552	1,300
5430	Common House Utilities - Gas & Electric	2,325	16%	2,380	2,000
5450	Greenhouse - Water	2,500	-38%	4,253	4,000
	Greenhouse - Gas & Electric	700	47%	615	475
5460	Carports - Electric	3,000	67%	2,319	1,800
5480	Shop - Gas & Electric	350	-26%	345	475
5490	Trash & Recycling	11,750	12%	11,682	10,500
	Total Utilities	\$ 25,675	18%	\$ 26,163	\$ 21,800
	GENERAL REPAIRS & MAINTENANCE				
6100	Exteriors	4,000	0%	185	4,000
6105	Property Site Elements	500	0%	216	500

6110	Carports	50	0%		50
6120	Greenhouse	50	0%		50
6130	Parking Lots				
6131	Snow Removal Labor & Contract	3,800	0%	3,803	3,800
6140	North Driveway	0			0
6145	Shop	175	0%	63	175
6150	Signs/Safety	250	0%	122	250
6160	Lighting-Exteriors	50	0%		50
6170	General	100	0%	609	100
6180	Walks + Pedways/Drainage	500	0%	194	500
	Total R&M Expenses	\$ 9,475	0%	\$ 5,192	\$ 9,475
	TECH CAG				
7600	Website & misc equipment	750	0%	822	750
	Total Tech CAG	\$ 750	0%	\$ 822	\$ 750
	WELL-BEING				
7010	Child Care for Community Meetings	300	0%	60	300
7020	Cohousing Outreach + Membership	300	0%		300
7030.2	Communications: Newsletter Production/Printing	100	0%		100
7040	Community Education	200	0%		200
7050	Community Meetings-Food	1,500	58%	688	950
7060	Social Events	1,200	20%	401	1,000
7065.1	Community Retreat Other Expenses	750	50%		500
7065.2	Community Retreat-Facilitators Labor	0	-100%		1,000
7070	Facilitation Training	1,200	300%		300
7090	Office/Miscellaneous Supplies	50	-75%		200
	Total Community Development	\$ 5,600	15%	\$ 1,149	\$ 4,850
	COMMON HOUSE				
7300	Common House Annual Maintenance & Inspections	1,000	-17%	32	1,200
7302	Cleaning	1,000	0%		1,000
7303	Monthly Janitorial/Cleaning	7,000	0%	6,996	7,000
7304	Equipment (Kitchen & General)	1,000	-50%	2,950	2,000
7305	R & M	2,500	43%	3,446	1,750
7306	Misc Supplies	700	40%	554	500
7310	Celebrations	1,000	0%	167	1,000
	Total Common House & Kitchen	\$ 14,200	-2%	\$ 14,145	\$ 14,450
	COMMON LAND MAINTENANCE				
7500	R & M Compost	100	0%		100
7510	R & M Irrigation/Ditch Expenses	2,500	47%	5,277	1,700
7521	Materials: Mulch	100			100
7522	Materials: Tools	400	0%	552	400
7523	Plants & Materials	2,000	-9%	1,258	2,200
7524	Workday Supplies	600	0%	1,034	600
7530	Land Maintenance Labor Expenses & Land Coordinator	8,000	0%	1,154	8,000
7535	Land Workday Subsidy Fees			(1,327)	
7540	R & M Playing Field	1,300	18%	1,340	1,100
7550	R & M Motor Equipment	700	0%	321	700
7560	R & M Trees	6,500	0%	9,605	6,500
7565	Tree Replacement	2,000	0%	1,008	2,000
7580 & 85	Land Consultant & Misc	400	0%	535	400
	Total Common Land Maintenance	\$ 24,600	3%	\$ 20,757	\$ 23,800
	TOTAL OPERATING EXPENSES	\$ 156,670	4%	\$ 154,552	\$ 150,600
	OTHER ALLOCATIONS OF DUES				
	Reserves for Replacement	57,000	8%	53,000.00	53,000
	Set aside for insurance master policy				
8300	New Projects/Capital Improvement	5,000	0%	5,000.00	5,000
	Add to Contingency Fund	5,000			\$5,000.00
	Parking Improvement set aside	3,500	0%	2,150.00	3,500

