

Zapata Homeowners Association  
**Proposed Budget 2019**

	2016 Actual	2017 Actual	2018 Budget	2018 Actual 09/21/18	Proposed Budget 2019
<b>Income</b>					
Current Dues	124,455	123,643	120,000	106,167	<b>115,000</b>
Back Dues	7,429	5,318	2,000	5,215	<b>2,000</b>
Building Application Fees	250	1,000	500	750	<b>500</b>
Gate Openers	280	140	100	70	<b>100</b>
Interest Income	164	155	125	119	<b>125</b>
Late/Lien Release Fees	4,383	1,684	1,600	13,264	<b>2,000</b>
Other Income	300	746	150	2,918	<b>750</b>
<b>Total</b>	<b>137,261</b>	<b>132,686</b>	<b>124,475</b>	<b>128,503</b>	<b>120,475</b>
<b>Expense</b>					
<b>Administrative/Corporate</b>					
Accounting Fees	890	900	1,000	2,900	<b>2,000</b>
Administrator	23,019	23,343	24,500	17,737	<b>25,000</b>
Annual Meeting	309	584	600	536	<b>600</b>
Caretaker	9,000	9,000	9,000	6,750	<b>9,000</b>
Copy Expense	268	17	250	0	<b>200</b>
Income Taxes	0	0	0	0	<b>0</b>
Insurance	1,460	6,253	4,100	1,125	<b>4,500</b>
Legal Fees					
Corporate	0	0	1,000	0	<b>1,000</b>
Governance	280	6,388	1,000	4,832	<b>1,000</b>
Meeting Room Rental	180	180	180	180	<b>220</b>
Miscellaneous Corporate	241	256	250	1,007	<b>500</b>
Office Supplies	556	429	500	505	<b>500</b>
Postage	330	599	500	94	<b>500</b>
Property Taxes	1,933	1,931	2,000	1,889	<b>2,000</b>
Recording Fees	231	191	250	169	<b>250</b>
Records Storage	385	475	450	338	<b>450</b>
Replat/Survey		0	0	0	<b>0</b>
Telephone	296	297	300	223	<b>300</b>
Trash Service	7,895	8,370	8,500	5,792	<b>9,000</b>
<b>Total</b>	<b>47,273</b>	<b>59,213</b>	<b>54,380</b>	<b>44,077</b>	<b>57,020</b>
<b>Fire Committee</b>					
Beetle Control	11,584	0	0	0	<b>0</b>
Deadwood Removal Grnblt.	0	0	2,500	0	<b>1,000</b>
Mitigation/Escapes Routes	6,937	2,160	10,000	0	<b>7,000</b>
Fire Equipment	500	129	0	878	<b>2,000</b>
Fire Plan/Tanks/Education	0	0	2,000	0	<b>1,600</b>
Escape Routes	0	0	1,250	0	<b>1,000</b>
Fire Siren	0	0	0	0	<b>300</b>
Fire Equipment Repair/Maint.	326	0	1,000	301	<b>2,000</b>
Common Lands/Surveys	0	0	1,000	0	<b>0</b>
Wood Recovery Lot	2,400	1,050	3,000	500	<b>3,000</b>
Forest Management Plan	0	0	6,000	0	
	0	0	0	0	
	0	0	500	0	
Offsets (Grant Receivable)	(4,073)		(5,363)	0	<b>(4,000)</b>
(BeetlePatch Reimbursement)	(500)	0	0	0	
<b>Total</b>	<b>17,174</b>	<b>3,339</b>	<b>21,887</b>	<b>1,679</b>	<b>13,900</b>

**Physical Improvements**

	2016 Actual	2017 Actual	2018 Budget	2018 Actual 09/21/18	Proposed Budget 2019
Electricity	405	420	400	346	<b>450</b>
Fence Repair/Emergency Gate	0	32	1,000	40	<b>1,000</b>
Gate/Including Maintenance	885	0	2,000	42	<b>2,000</b>
Downed Trees (Fire Mitigation)	0	0	500	0	<b>500</b>
Install/Replace Culverts	0	0	3,000	7,770	<b>3,000</b>
Pond Expense	1,000	750	1,000	0	<b>500</b>
Road Grading	13,085	15,747	13,000	13,160	<b>13,000</b>
Road Rolling	6,500	10,415	9,000	10,128	<b>9,000</b>
Road Improvements	19,833	15,810	14,000	11,550	<b>14,000</b>
Emergency Road Repairs	21,644	4,750	2,500	7,000	<b>2,500</b>
Road Signs/Security Camera	0	213	5,000	11,500	<b>2,500</b>
Snow Removal	3,150	7,623	4,500	0	<b>4,000</b>
Weed Control	0	0	500	0	<b>500</b>
<b>Total</b>	<b>66,502</b>	<b>55,760</b>	<b>56,400</b>	<b>61,536</b>	<b>52,950</b>
<b>Water Committee</b>					
Water Meters/Devices	0	828	250	441	<b>250</b>
Ditch Cleaning/Maintenance	400	4,700	2,000	1,400	<b>2,000</b>
Documents for Committee	0	0	0	0	<b>0</b>
Legal Fees, Water	1,694	0	500	0	<b>500</b>
Maintain Water Devices	0	250	250	0	<b>250</b>
Upper Lake Dam Repair	0	0	0	0	<b>0</b>
Headgate Installation	0	0	0	0	<b>0</b>
<b>Total</b>	<b>2,094</b>	<b>5,778</b>	<b>3,000</b>	<b>1,841</b>	<b>3,000</b>
<b>Communications Committee</b>					
Newsletter (Copies)	1,244	874	1,200	680	<b>1,200</b>
Newsletter (Postage)	383	240	800	191	<b>800</b>
Website Redesign	5,000	0	0	0	<b>0</b>
Covenants Revision	0	0	0	0	<b>10,000</b>
Website Hosting/Maintenance	605	96	300	246	<b>300</b>
Email Hosting		0	0	0	<b>0</b>
<b>Total</b>	<b>7,232</b>	<b>1,210</b>	<b>2,300</b>	<b>1,117</b>	<b>12,300</b>
<b>Total Expense</b>	<b>140,275</b>	<b>125,300</b>	<b>137,967</b>	<b>110,250</b>	<b>139,170</b>
<b>Net Gain (Loss)</b>	<b>(3,014)</b>	<b>7,386</b>	<b>(13,492)</b>	<b>18,253</b>	<b>(18,695)</b>

Cash on Hand 9/21/2018	\$ 46,862	Not Including Reserves
Estimate add'l expense by Year End	(12,825)	
Operating Reserve	\$15,000	
Replacement Reserve	\$22,629	
Projected Cash on Hand 12/31/2018	<b>\$ 71,666</b>	Including Reserves
Revenue 2019 Proposed Budget	\$120,475	
Expense 2019 Proposed Budget	\$ 139,170	
Net Income(Loss), 2019 Proposed Budget	<b>\$ (18,695)</b>	
Fund Operating Reserve	\$0	Contingency Fund
Additional Funding for Replacement Reserve	(2,371)	Reserve for Culvert and Fence Replacement
<b>Projected Cash on Hand 12/31/2019</b>	<b>\$ 12,971</b>	Net of Reserves
	\$15,000	Operating Reserve
	\$25,000	Replacement Reserve
<b>Projected Cash on Hand 12/31/2019</b>	<b>\$ 52,971</b>	Including Reserves assuming no reserves utilized in 2019

Dear Property Owners,  
We have provided here detail of the Zapata Homeowners Association proposed budget for 2019 to you for your review. We welcome your participation at our next Board meeting on: **Friday, November 16, 2018, at 5:30 PM**  
**Mosca Community Building**

We will provide time for Property Owners' questions and concerns. Per Colorado law "...the budget proposed by the Executive Board does not require approval from the unit owners and will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of the unit owners..." (Senate Bill 05-100).

For any questions or concerns prior to the meeting, please contact any ZHA Board member (See contact information on back of flyer).