

Zapata Homeowners Association Proposed Budget 2022												
	2019 Actual	2020 Actual	2020 Budget	2021 Actual 9/19/2021	Proposed Budget 2022			2019 Actual	2020 Actual	2021 Budget	2021 Actual 9/19/2021	Proposed Budget 2022
							<b>Physical Improvements</b>					
<b>Income</b>							Electricity	\$ 450	\$ 439	\$ 450	\$ 361	\$ 450
Current Dues	\$ 117,817	\$ 119,055	\$ 115,000	\$ 116,823	\$ 116,000		Fence Repair/Emergency Gate	0	0	1,000	0	1,000
Back Dues	1,985	2,824	1,500	0	1,000		Gate/Including Maintenance	0	0	2,000	2,960	3,000
Building Application Fees	1,000	500	500	500	500		Downed Trees (Fire Mitigation)	500	800	750	0	0
Gate Openers	165	105	100	175	200		Install/Replace Culverts	1,873	0	3,000	1,430	1,500
Interest Income	232	184	200	80	75		Pond Expense	1,000	0	1,000	0	0
Late/Lien/Collection Fees	5,515	2,839	2,700	1,913	2,000		Road Grading	10,498	10,285	13,000	2,640	10,000
Other Income	5,241	2,109	500	(316)	-		Road Rolling	6,315	7,140	9,000	2,529	7,000
<b>Total Income</b>	<b>\$ 131,955</b>	<b>\$ 127,615</b>	<b>\$ 120,500</b>	<b>\$ 119,175</b>	<b>\$ 119,775</b>		Road Improvements	16,010	14,188	14,000	7,600	13,000
							Emergency Road Repairs	775	0	2,500	13,540	2,000
<b>Expense</b>							Mailboxes/Flags	0	1,998	120	32	250
<b>Administrative/Corporate</b>							Surveys	0	0	2,000	0	0
Accounting Fees	\$ 875	\$ 2,400	\$ 2,500	\$ 1,833	\$ 2,500		Road Signs/Security Camera	0	599	2,500	0	1,500
Administrator	24,173	21,403	18,600	12,300	19,500		Snow Removal	6,890	3,065	4,000	1,990	4,000
Annual Meeting	612	121	750	0	750		Weed Control	0	0	500		500
Caretaker	9,000	9,000	9,000	6,980	10,500		<b>Total</b>	<b>\$ 44,311</b>	<b>\$ 38,514</b>	<b>\$ 55,820</b>	<b>\$ 33,082</b>	<b>\$ 44,200</b>
Copy Expense	0	0	200	0	200		<b>Water Committee</b>					
Income Taxes	0	0	0	0	0		Water Meters/Devices	\$ -	\$ -	\$ 250	\$ 3,407	\$ -
Insurance	5,473	5,627	6,000	3,734	8,000		Ditch Cleaning/Maintenance	1,650	0	1,500	0	1,500
Legal Fees,Corp/Governance	4,264	22,722	5,000	7,167	5,000		Documents for Committee	0	0	0	0	0
Meeting Room Rental	180	90	200	0	200		Legal Fees, Water	1,750	0	1,500	5,157	4,000
Office Supplies/Misc	969	1,001	1,250	269	700		Maintain Water Devices	0	0	250	0	250
Postage	527	628	750	220	750		<b>Total</b>	<b>\$ 3,400</b>	<b>\$ -</b>	<b>\$ 3,500</b>	<b>\$ 8,564</b>	<b>\$ 5,750</b>
Property Taxes	1,890	1,878	2,000	1,881	2,000		<b>Communications Committee</b>					
Recording Fees	317	91	300	91	200		Newsletter (Copies)	\$ 705	\$ 1,178	\$ 1,200	\$ 1,042	\$ 2,000
Records Storage	600	480	400	240	480		Newsletter (Postage)	241	446	500	304	600
Replat/Survey	0	0	2,500	0	5,000		Covenants Re-Do/Plat Approval	16,762	830	2,500	0	0
Telephone	302	313	320	246	320		Bulletin Board Maintenance	0	0	100	0	100
Trash Service	8,080	11,625	11,000	9,765	12,500		Website Hosting/Maintenance	117	21	200	21	500
<b>Total</b>	<b>\$ 57,262</b>	<b>\$ 77,378</b>	<b>\$ 60,770</b>	<b>\$ 44,726</b>	<b>\$ 68,600</b>		Email Hosting	0	0	300	0	300
							<b>Total</b>	<b>\$ 17,825</b>	<b>\$ 2,475</b>	<b>\$ 4,800</b>	<b>\$ 1,367</b>	<b>\$ 3,500</b>
							<b>Total Expense</b>	<b>\$ 130,098</b>	<b>\$ 151,846</b>	<b>\$ 144,490</b>	<b>\$ 77,217</b>	<b>\$ 129,250</b>
<b>Fire Committee</b>							<b>Net Gain (Loss)</b>	<b>\$ 1,857</b>	<b>\$ (24,231)</b>	<b>\$ (23,990)</b>	<b>\$ 41,958</b>	<b>\$ (9,475)</b>
Beetle Control	\$ -	\$ -	\$ -	\$ -	\$ -		Cash on Hand	\$ 53,696	Not Including Reserves			
Deadwood Removal Grnblt.	0	0	1,000	0	0		Estimate add'l expense by Year End	43,295				
Escape Routes	0	0	2,000	0	0		Operating Reserve	15,000	<b>Projected Net Income for 2021</b>			
Fire Equipment	0	168	1,000	0	1,000		Replacement Reserve	25,000	<b>\$ (1,337)</b>			
Fire Plan/Tanks	0	0	1,600	0	0		Projected Cash on Hand 12/31/2021	\$ 50,401	Including Reserves			
Fire Training/Education	0	363	1,500	0	1,500		Revenue 2022 Proposed Budget	\$ 119,775				
Fire Siren	0	0	0	0	0		Expense 2022 Proposed Budget	\$ 129,250				
Fire Equipment Repair/Maint.	0	102	2,000	0	1,200		Net Income(Loss), 2022 Proposed Budget	\$ (9,475)				
Common Lands/Surveys	0	0	1,500	0	1,500		Fund Operating Reserve	0	Contingency Fund			
Wood Recovery Lot	3,050	0	3,000	1,066	2,000		Additional Funding for Replacement Reserve	0	Reserve for Culvert and Fence Replacement			
Forest Management Plan	0	53,348	13,000	1,008	51,000		Projected Cash on Hand 12/31/2022	\$ 926	Net of Reserves			
Fire Mitigation	4,250	0		0	0			15,000	Operating Reserve			
Fire Hydrants	0		0	0	0			25,000	Replacement Reserve			
Offsets (Grant Receivable)		(20,502)	(7,000)	(12,596)	(51,000)		Projected Cash on Hand 12/31/2022	\$ 40,926	Including Reserves assuming no reserves utilized in 2021 and 2022			
	0	0					<b>Dear Property Owners,</b>					
<b>Total</b>	<b>\$ 7,300</b>	<b>\$ 33,479</b>	<b>\$ 19,600</b>	<b>\$ (10,522)</b>	<b>\$ 7,200</b>		We have provided here detail of the Zapata Homeowners Association proposed budget for 2022 to you for your review. We welcome your participation at our next Board meeting on: <b>Friday, November 19, 2021, at 5:30 PM</b>					
							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).					