

# Copper Creek North HOA

## Approved 2024 Budget

<b>Income</b>	<b>Approved '23</b>	<b>Actual '23*</b>	<b>Approved 2024</b>
HOA Assessment (\$710 x 84)	45,360.00	45,360.00	59,640.00
Interest	0.00	28.73	0.00
Working Capital	0.00	150.00	0.00
Violation Fines	0.00	50.00	0.00
<b>Total Income</b>	<b>45,360.00</b>	<b>45,588.73</b>	<b>59,640.00</b>

<b>Operating Expenses</b>	<b>Approved '23</b>	<b>Actual '23*</b>	<b>Proposed 2024</b>
6256 Tree/Shrub Maintenance	950.00	6,160.84	3,200.00
6258 Landscape Maint-On Contract	31,000.00	25,632.00	31,464.00
6259 Landscape Maint-Off Contract	0.00	2,627.20	2,150.00
6261 Snow and Ice Removal	750.00	205.00	500.00
6268 Pest Control	0.00	500.00	0.00
6270 Irrigation System Expense	2,540.00	5,105.48	5,100.00
6274 Irrigation Vault Cleaning	960.00	240.00	1,000.00
6275 Irrigation Water/Shares	345.85	345.80	350.00
6290 Office Expenses	200.00	211.26	200.00
6300 Management	7,800.00	7,056.00	8,064.00
6301 One-Time Start Up Fee	0.00	294.00	0.00
6310 Storm Drain Maintenance	200.00	175.00	200.00
6320 Insurance	1,500.00	1,615.50	1,750.00
6410 Electricity	1,500.00	624.85	800.00
6450 Trash Disposal	0.00	45.00	0.00
6459 Transfer to Reserve	0.00	0.00	0.00
6470 Postage / Mailing	0.00	472.00	1,000.00
6475 Pet Waste Removal	200.00	96.09	100.00
6700 Legal & Accounting	3,625.00	1,590.00	3,500.00
6702 Taxes & Licenses	48.00	40.00	60.00
6703 Meeting Expenses	130.00	82.64	200.00
7420 Office Supplies	0.00	50.07	200.00
<b>Total Expenses</b>	<b>51,748.85</b>	<b>53,168.73</b>	<b>59,838.00</b>

**Net Income** -6,388.85 -7,580.00 -198.00

**Cash in Operating Account as of 12/21/2023** 6,354.57

**Cash in Savings Account as of 12/21/2023** 42,003.83

**Total Cash as of 12/21/2023** 0.00

\* 2023 Actual are YTD actual figures January 1 through December 21 plus estimated income-expenses for the end of December 2023 where applicable.

Prepared by BM  
12/21/2023