

GWEOA 2023 Budget (Approved: 11/12/2022)			2023 Actuals and draft Directors' 2024 Budget			
Last Update: 01/01/2023	2022 RESULTS				2023 DIRECTORS' BUDGET Approved:	
Category	2023 Approved Budget	2022 Income & Expenditures	Projected to YE 2021	Projected Variance to Budget	2022 Straw Budget	Increase / Decrease
Checking Account (Year end 2022)	\$3,799.07	\$3,799.07	\$3,799.07		\$2,635.17	
Interest (CO Community Banks)	\$0.30	\$0.00	\$0.30	\$0.00	\$0.30	
Owners' Assessment (2023) 32 lots @ \$36/lot	\$1,152.00	\$0.00	\$1,152.00	\$0.00		
*Tract B Fee (2023) 20 bedrooms @ \$6.00/Bdrm	\$120.00	\$0.00	\$120.00	\$0.00		
Refund duplicate assessment paymt	\$0.00	\$0.00		#REF!		
Owners' Assessment (2023) 32 lots @ \$36/lot			\$0.00		\$1,152.00	\$0.00
*Tract B Fee (2023) 20 bedrooms @ \$6.00/Bdrm			\$0.00		\$120.00	\$0.00
Anticipated collection of late dues and fees			\$0.00		\$0.00	
Total Income	\$1,272.00	\$0.00	\$1,272.00	\$0.00	\$1,272.00	
Balance Available	\$5,071.07	\$3,799.07	\$5,071.07	\$0.00	\$3,907.17	
Office Expenses						
- Insurance	\$356.00	\$0.00	\$356.00	\$0.00	\$356.00	
- Legal	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	
- Post Office (Box, Mailings)	\$175.00	\$0.00	\$175.00	\$0.00	\$175.00	
- Bank (Checks, Safe Deposit Box)	\$45.00	\$0.00	\$45.00	\$0.00	\$45.00	
- Supplies, Stamps & Copying	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	
- Meetings & Events (Zoom)	\$149.90	\$0.00	\$149.90	\$0.00	\$149.90	
Total Office Expense	\$1,275.90	\$0.00	\$1,275.90	\$0.00	\$1,275.90	
Maintenance & Repair		\$0.00		\$0.00		
- Misc	\$400.00	\$0.00	\$400.00	\$0.00	\$400.00	
-Signage	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	
Total Maintenance & Repair	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	
Operating Fees				\$0.00		
- State Registration	\$10.00	\$0.00	\$10.00	\$0.00	\$10.00	
- Twin Lakes	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	
- Web Site	\$600.00	\$0.00	\$600.00	\$0.00	\$600.00	
Total Operating Fees	\$660.00	\$0.00	\$660.00	\$0.00	\$660.00	
**Contingency (\$2000)				\$0.00		
- Legal fees, taxes, unplanned	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	
Total Contingency (since 2021)	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	
TOTAL BUDGET & CONTINGENCY	\$4,435.90	\$2,000.00	\$4,435.90	\$0.00	\$4,435.90	\$0.00
***RETAINED CONTINGENCY	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
Projected YE Operating Funds	\$635.17	\$1,799.07	\$635.17		(\$528.73)	

*Tract B fee is 1/6 of lot assessment multiplied by number of condominium bedrooms. **The 2023 budget preserves \$2000 as a contingency for unplanned items. ***The 2023 budget retains the previously established contingency (\$2000). 2023 Zoom Meeting fee paid in 2022 to receive discount