

	% OF TOTAL	AMOUNT BUDGETED
<b>1. OPERATING EXPENSES</b>		
Annual Meeting		3,200.00
Attorney		4,500.00
Clubhouse/Garage Maintenance		800.00
Clubhouse Supplies		300.00
CPA		5,800.00
Insurance		12,000.00
Lake-Stock/Dry Hydrant		6,500.00
Office Supplies		1,000.00
Equipment Maintenance/Fuel/Tires/Tools/Misc		10,000.00
Salaries (Net)		8,500.00
Fed/State/Withholdings Tax		4,500.00
Gunnison Property Tax and State Fees		400.00
Utilities		5,200.00
Web Site/Internet		885.00
Road Improvements		21,000.00
Common Area & Weeds		2,000.00
Bookkeeping Services		3,300.00
<b>TOTAL OPERATING EXPENSE</b>	<b>80%</b>	<b>89,885.00</b>
<b>A Operations Contingency Fund</b>	<b>4%</b>	<b>4,500.00</b>

**2. CAPITAL RESERVE STUDY ACCOUNT (CAPITAL IMPROVEMENT ACCOUNT)**

		RESERVE		
		B	C	D
Clubhouse	1,155.00	15,350.00	40,000.00	\$16,505.00
Equipment	16,000.00	87,894.08	150,000.00	103,894.08
Lake/Windmill	0.00	16,893.82	25,000.00	16893.82
Garage	0.00	18,561.41	125,000.00	18561.41
Review of Income and Expenses/Audit	0.00	7,000.00	7,000.00	7000.00
Office Equipment	600.00	2,195.00	3,000.00	2795.00
Information Center	0.00	1,750.00	1,750.00	1750.00
Entry Signs	0.00	1,250.00	1,800.00	1250.00
<b>TOTAL CAPITAL ALLOCATION</b>	<b>15.83%</b>	<b>17,755.00</b>		
		<b>17,755.00</b>	<b>353,550.00</b>	<b>168649.31</b>
<b>TOTAL BUDGET</b>	<b>100%</b>	<b>112,140.00</b>	<b>353,550.00</b>	

NOTES:

\$\$\$ Any remaining funds in the OPERATIONS will be "Rolled" into the 2026-2027 OPERATIONS account when applying the IRC 70-604 resolution

- A Assigned for Unanticipated or Additional Expenses
- B Current Capital Reserve Allocations 2024/2025
- C Reserve Study Figures
- D 2025-2026 Capital Reserve Anticipated Totals