

**Copper Creek West Homeowners Association  
2025 Budget**

**Proposed 2025  
111 Lots**

**Income**

**Non Operating Income**

Reserve Funds Collected (Not for Operating Use)

\$ 55,500.00

**Total Non Operating Income**

\$ 55,500.00

**Operating Income**

Operating Dues Collected

\$ 88,410.00

**Total Operating Income**

**88,410.00**

**Expenses**

Taxes & Licenses

\$ 150.00

Meeting Expenses

500.00

Postage, office, mailing supplies

500.00

Legal & Accounting Fees

3,500.00

Insurance Expense (Townhomes in last filing & E&O)

5,000.00

Property Taxes (HOA areas are exempt)

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GVIC Water Shares

300.00

Irrigation System/Vault Cleaning Expense

3,500.00

Stormdrain Maintenance & Inspection

3,500.00

Subdivision Common Area Landscape Maint.

60,000.00

Snow Removal

1,250.00

Misc Repairs/Maintenance/Improvements

3,500.00

Utilities

2,500.00

5% Contingency

4,210.00

**Total Expenses**

**88,410.00**

**Operating Net Income**

\$ -

**Dues per Lot based on 111 Lots**

**800.00**

**Notes to Budget:**

Per lot amount is now based on 111 lots