

Clearview PUD HOA 2014 Budget

	2012			2013			2013 - Comments	2014			2014-comments	2015
	Proposed Budget	Actual	Variance	Proposed Budget	Actual	Variance		Proposed Budget	Actual	Variance		
Income	(\$250/lot)			(\$250/lot)			203 lots	(\$250/lot)				(\$250/lot)
Fees, Homeowners Association	50,750.00	51,520.93	770.93	50,750.00	51,737.50	987.50		50,750.00	52,000.00	1,250.00		50,750.00
Interest Income	100.00	161.07	61.07	100.00	165.99	65.99		100.00	172.12	72.12		180.00
Fees, Fines	500.00	585.82	85.82	500.00	185.00	(315.00)		250.00	990.00	740.00		500.00
Miscellaneous (permit fees)			-			-			104.10	104.10		200.00
Total Income	51,350.00	52,267.82	917.82	51,350.00	52,088.49	738.49		51,100.00	53,266.22	2,166.22		51,630.00
Expenses												
Administrative Expenses												
Acct/Tax Prep/Professional fees	150.00	125.00	(275.00)	150.00	150.00	-		150.00	175.00	25.00		175.00
Charge off bad debt								-	450.00	450.00		250.00
Bank fees	25.00	65.40	(90.40)	25.00	183.00	158.00		25.00	33.00	8.00		25.00
Insurance	850.00	1,106.00	256.00	1,400.00	1,529.91	129.91	Liability/BOD liab.	1,500.00	1,427.58	(72.42)	Liability/BOD liab.	1,500.00
Legal	500.00	190.00	(310.00)	700.00	251.96	(448.04)	Outlot G - pump house	500.00	1,580.39	1,080.39	Agreements, filing docs.	2,000.00
Management Fee	7,500.00	7,500.00	-	7,500.00	7,500.00	-		7,500.00	7,500.00	-		7,500.00
Office Supplies/Postage/Printing	500.00	322.90	(177.10)	500.00	847.53	347.53		400.00	675.56	275.56		700.00
Newsletters								275.00	202.13	(72.87)		250.00
Social Event/meetings	800.00	474.58	(325.42)	850.00	482.79	(367.21)		700.00	752.92	52.92		850.00
Taxes-property	65.00	37.33	(27.67)	350.00	288.14	(61.86)		200.00	37.18	(162.82)		50.00
Web-site			-	100.00		(100.00)		100.00	14.99	(85.01)		100.00
Subtotal	10,390.00	9,821.21	(949.59)	11,575.00	11,233.33	(341.67)		11,350.00	12,848.75	1,498.75		13,400.00
Maintenance Expenses												
Landscape Maintenance contract	13,500.00	12,050.32	(1,449.68)	9,500.00	9,304.00	(196.00)	Contract/Greenbelt-Woodbine/Alder	9,500.00	7,461.24	(2,038.76)		10,000.00
Landscape Maintenance and Repair	500.00	120.38	(379.62)	1,000.00	390.00	(610.00)		1,000.00	3,120.00	2,120.00	Tree removal/maint.	2,500.00
Landscape - Improvements				-	8,684.00	8,684.00	Greenbelt - Hickory	2,466.00	2,316.00	(150.00)	Greenbelt - Hickory	
Landscape - Improvements				-		-		5,000.00	4,600.00	(400.00)	Trail -- detention pond	1,500.00
Lot maintenance - neglected lots	500.00		(500.00)	300.00	250.00	(50.00)		300.00	50.00	(250.00)		
Non-Irrigated common areas	1,500.00		(1,500.00)	1,500.00	2,590.00	1,090.00		2,500.00	2,452.00	(48.00)	Detention pond/outlot G	2,500.00
Maintenance	500.00	411.00	(89.00)	500.00		(500.00)		100.00	534.49	434.49		500.00
Trash Removal	1,000.00	965.86	(34.14)	1,000.00	949.90	(50.10)	Spring clean-up	1,000.00	3,691.90	2,691.90	Spring/Fall clean-up	3,000.00
Snow Removal	2,000.00	900.00	(1,100.00)	1,500.00	1,075.00	(425.00)		2,000.00	1,610.00	(390.00)		2,000.00
Sprinkler System Maintenance/Repairs	3,000.00		(3,000.00)	3,000.00	300.03	(2,699.97)	Repair/replace	1,200.00	200.00	(1,000.00)		1,000.00
Benches and Equipment	1,500.00		(1,500.00)	1,500.00		(1,500.00)				-		
Supplies	250.00	140.38	(109.62)	500.00	32.52	(467.48)		100.00	50.38	(49.62)	Doggie bags	100.00
Water, Landscape	11,000.00	12,326.08	1,326.08	11,000.00	11,537.94	537.94		11,000.00	9,268.79	(1,731.21)		10,000.00
Subtotal	35,250.00	26,914.02	(8,335.98)	31,300.00	35,113.39	3,813.39		36,166.00	35,354.80	(811.20)		33,100.00
Total Expenses	45,640.00	36,735.23	(9,285.57)	42,875.00	46,346.72	3,471.72		47,516.00	48,203.55	687.55		46,500.00
Irrigation pump house - TBD												
Net Operating Income (Deficit)	5,710.00	15,532.59	10,203.39	8,475.00	5,741.77	(2,733.23)		3,584.00	5,062.67	1,478.67		5,130.00

Community Banks of Colorado
CD - Advantage Bank

47,508.00
7,664.00

41,098.62
7,695.54

50,246.56
7,726.38