

Clearview PUD HOA 2014 Budget

	2012	2012		2013	2013		2013 - Comments	2014	2014-comments
	Proposed Budget	Actual	Variance	Proposed Budget	Actual	Variance		Proposed Budget	
Income	(\$250/lot)			(\$250/lot)			205 lots	(\$250/lot)	
Fees, Homeowners Association	51,250.00	51,520.93	270.93	51,250.00	51,737.50	487.50		51,250.00	
Interest Income	100.00	161.07	61.07	100.00	165.99	65.99		100.00	
Fees, Fines	500.00	585.82	85.82	500.00	185.00	(315.00)		250.00	
Miscellaneous			-			-			
Total Income	51,850.00	52,267.82	417.82	51,850.00	52,088.49	238.49		51,600.00	
Expenses									
Administrative Expenses									
Acct/Tax Prep/Professional fees	150.00	125.00	(275.00)	150.00	150.00	-		150.00	
Bank fees	25.00	65.40	(90.40)	25.00	183.00	158.00		25.00	
Insurance	850.00	1,106.00	256.00	1,400.00	1,529.91	129.91	Liability/BOD liab.	1,500.00	Liability/BOD liab.
Legal	500.00	190.00	(310.00)	700.00	251.96	(448.04)	Outlot G - pump house	500.00	Agreements, filing docs.
Management Fee	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	
Newsletters								275.00	
Social Event/meetings	800.00	474.58	(325.42)	850.00	482.79	(367.21)		700.00	
Taxes-property	65.00	37.33	(27.67)	350.00	288.14	(61.86)		200.00	
Web-site			-	100.00		(100.00)		100.00	
Subtotal	10,390.00	9,821.21	(949.59)	11,575.00	11,233.33	(341.67)		11,350.00	
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	
Landscape Maintenance and Repair	500.00	120.38	(379.62)	1,000.00	390.00	(610.00)		1,000.00	
Landscape - Improvements				-	8,684.00	8,684.00	Greenbelt - Hickory	2,466.00	Greenbelt - Hickory
Landscape - Improvements			-			-		5,000.00	Trail -- detention pond
Lot maintenance - neglected lots	500.00		(500.00)	300.00	250.00	(50.00)		300.00	
Non-Irrigated common areas	1,500.00		(1,500.00)	1,500.00	2,590.00	1,090.00		2,500.00	
Maintenance	500.00	411.00	(89.00)	500.00		(500.00)		100.00	
Trash Removal	1,000.00	965.86	(34.14)	1,000.00	949.90	(50.10)	Spring clean-up	1,000.00	Spring clean-up
Snow Removal	2,000.00	900.00	(1,100.00)	1,500.00	1,075.00	(425.00)		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	
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	Doggie bags
Water, Landscape	11,000.00	12,326.08	1,326.08	11,000.00	11,537.94	537.94		11,000.00	
Subtotal	35,250.00	26,914.02	(8,335.98)	31,300.00	35,113.39	3,813.39		36,166.00	
Total Expenses	45,640.00	36,735.23	(9,285.57)	42,875.00	46,346.72	3,471.72		47,516.00	
Irrigation pump house - TBD									
Net Operating Income (Deficit)	6,210.00	15,532.59	9,703.39	8,975.00	5,741.77	(3,233.23)		4,084.00	

Community Banks of Colorado
CD - Advantage Bank

47,508.00
7,664.00

41,098.62
7,695.54