

Clearview PUD HOA 2016 Budget

	2015			2015 Comments	2016	
	Proposed Budget	Actual	Variance		Proposed Budget	
<b>Income</b>	(\$250/lot)				(\$250/lot)	
Fees, Homeowners Association	50,750.00	50,000.00	(750.00)		50,750.00	
Interest Income	180.00	234.41	54.41		250.00	
Fees, Fines	500.00	2,100.00	1,600.00		1,000.00	
Miscellaneous (permit fees)	200.00	5,005.00	4,805.00	Oil lease		
<b>Total Income</b>	<b>51,630.00</b>	<b>57,339.41</b>	<b>5,709.41</b>		<b>52,000.00</b>	
<b>Expenses</b>						
<b>Administrative Expenses</b>						
Acct/Tax Prep/Professional fees	175.00	213.39	38.39		225.00	
Charitable contributions		50.00	50.00			
Charge off bad debt	250.00		(250.00)		250.00	
Bank fees	25.00		(25.00)		25.00	
Insurance	1,500.00	1,442.09	(57.91)		1,530.00	
Legal	2,000.00	2,193.57	193.57	Collection fees	2,500.00	
Management Fee	7,500.00	7,500.00	-		7,500.00	
Office Supplies/Postage/Printing	700.00	593.68	(106.32)		700.00	
Newsletters	250.00	209.02	(40.98)		250.00	
Social Event/meetings	850.00	680.54	(169.46)	Annual mtg/picnic	850.00	
Taxes-property	50.00	183.49	133.49		150.00	
Web-site	100.00	14.99	(85.01)		250.00	
<b>Subtotal</b>	<b>13,400.00</b>	<b>13,080.77</b>	<b>(319.23)</b>		<b>14,230.00</b>	
<b>Maintenance Expenses</b>						
Landscape Maintenance contract	10,000.00	10,070.98	70.98		10,000.00	
Landscape Maintenance and Repair	2,500.00	3,590.00	1,090.00	Tree removal/spray	2,000.00	Tree maintenance
Landscape - Improvements			-		4,000.00	Tree replacement
Landscape - Improvements	1,500.00		(1,500.00)			
Lot maintenance - neglected lots		55.00	55.00		75.00	
Non-Irrigated common areas	2,500.00	2,959.25	459.25	Detention pond	2,500.00	
Maintenance	500.00	(4.38)	(504.38)			
Trash Removal	3,000.00		(3,000.00)		1,200.00	
Snow Removal	2,000.00	2,080.00	80.00		2,500.00	
Sprinkler System Maintenance/Repairs	1,000.00	8,689.92	7,689.92		3,500.00	
Benches and Equipment			-			
Supplies	100.00	2,333.54	2,233.54	Fence repair/doggie bags	200.00	
Water, Landscape	10,000.00	6,389.30	(3,610.70)		8,000.00	
<b>Subtotal</b>	<b>33,100.00</b>	<b>36,163.61</b>	<b>3,063.61</b>		<b>33,975.00</b>	
<b>Total Expenses</b>	<b>46,500.00</b>	<b>49,244.38</b>	<b>2,744.38</b>		<b>48,205.00</b>	
<b>Irrigation pump house - TBD</b>						
<b>Net Operating Income (Deficit)</b>	<b>5,130.00</b>	<b>8,095.03</b>	<b>2,965.03</b>		<b>3,795.00</b>	

Community Banks of Colorado  
 CD - Advantage Bank

60,460.71  
 7,756.07