

Clearview PUD HOA Budget

	2018		2018		2019		2019		2020	
	Preliminary budget	Comments for 2018 budget	Actual	Variance	Preliminary budget	Comments for 2019 budget	Actual	Variance	Approved budget	Comments for 2020 budget
Income										
Fees, Homeowners Association	50,750.00		49,500.00	(1,250.00)	50,750.00		50,500.00	(250.00)	50,750.00	
Interest Income	625.00		625.40	0.40	625.00		536.43	(88.57)	625.00	
Fees, Fines	1,500.00		1,920.24	420.24	1,500.00		1,462.85	(37.15)	1,000.00	
Oil lease	36,000.00		52,952.47	16,952.47	44,476.24		23,609.70	(20,866.54)	25,000.00	
Miscellaneous (permit fees)							(86.17)			
Total Income	88,875.00		104,998.11	16,123.11	97,351.24		76,022.81	(21,328.43)	77,375.00	
Expenses										
Administrative Expenses										
Acct/Tax Prep/Professional fees	275.00		760.00	485.00	760.00	Acct fee/SOS cert	1,020.00	260.00	1,050.00	Acct fee/SOS cert
Charitable contributions				-				-		
Income tax - Federal/State	12,500.00	Estimated tax payments	36,322.00	23,822.00	12,500.00	Estimated tax payments	15,150.00	2,650.00	15,000.00	Estimated tax payments
Charge off bad debt	500.00			(500.00)	-			-	-	
Bank fees	80.00			(80.00)	-		(0.90)	(0.90)	-	
Insurance	1,600.00		1,651.33	51.33	1,650.00		1,796.25	146.25	1,850.00	
Legal	500.00		408.88	(91.12)	450.00		98.00	(352.00)	150.00	
Management Fee	7,500.00		7,500.00	-	7,500.00		7,500.00	-	7,500.00	
Office Supplies/Postage/Printing	350.00		1,377.37	1,027.37	1,500.00	Invoices/newsletters/notices	458.31	(1,041.69)	750.00	Invoices/newsletters/notices
Newsletters	350.00		171.25	(178.75)	250.00	4 newsletters	115.18	(134.82)	300.00	4 newsletters
Social Event/meetings	1,500.00	Movie in the park	993.27	(506.73)	1,200.00	Annual meeting/movie in the park	981.46	(218.54)	1,000.00	Annual meeting/movie in the park
Taxes-property	43.00		43.06	0.06	43.00		66.46	23.46	65.00	
Web-site	100.00		104.05	4.05	115.00		104.05	(10.95)	105.00	
Subtotal	25,298.00		49,331.21	24,033.21	25,968.00		27,288.81	1,320.81	27,770.00	
Maintenance Expenses										
Landscape Maintenance contract	12,000.00		10,069.55	(1,930.45)	12,000.00		10,070.26	(1,929.74)	12,000.00	
Landscape Maintenance and Repair			1,389.47	1,389.47	400.00	Doggy bags/misc repairs	325.62	(74.38)	325.00	Doggy bags/misc repairs
Landscape - tree/shrub maintenance	6,000.00	Trim, spray-ash bore, fertilize	6,299.00	299.00	6,000.00		3,663.00	(2,337.00)	3,000.00	
Landscape - Improvements	15,000.00	Upgrade path along detention pond, bridge over drainage area - Hickory	23,298.00	8,298.00	15,000.00	Path on south side of detention pond		(15,000.00)		Path on south side of detention pond
Lot maintenance - neglected lots	55.00			(55.00)				-		
Non-Irrigated common areas	3,000.00	Detention pond	2,474.00	(526.00)	3,000.00	Detention pond/weed control	3,944.79	944.79	3,000.00	Detention pond/weed control
Maintenance				-				-		
Trash Removal				-				-		
Snow Removal	2,500.00		1,006.25	(1,493.75)	2,500.00		3,635.00	1,135.00	2,500.00	
Sprinkler System Maintenance/Repairs	7,000.00		1,885.00	(5,115.00)	5,000.00		1,878.00	(3,122.00)	2,000.00	
Benches and Equipment	1,500.00	bike racks, benches, etc.	3,303.44	1,803.44	1,500.00	Park /open space improvements		(1,500.00)	1,500.00	Park /open space improvements
Supplies	90.00			(90.00)				-		
Water, Landscape	9,000.00		14,891.03	5,891.03	13,000.00		15,615.61	2,615.61	14,000.00	
Subtotal	56,145.00		64,615.74	8,470.74	58,400.00		39,132.28	(19,267.72)	38,325.00	
Total Expenses	81,443.00		113,946.95	32,503.95	84,368.00		66,421.09	(17,946.91)	66,095.00	
Pump house maint./ins./elect.	10,000.00		2,348.00	(7,652.00)	10,000.00	individual water meter	3,244.57	(6,755.43)	11,000.00	individual water meter
Total expenses w/pump house	91,443.00		116,294.95	24,851.95	94,368.00		69,665.66	(24,702.34)	77,095.00	
Net Operating Income (Deficit)	(2,568.00)		(11,296.84)	(8,728.84)	2,983.24		6,357.15	3,373.91	280.00	
Irrigation pump house - construction	65,000.00	Capital expense	65,000.00							
		Capital expense - bike rack	400.00							