



2013 Budget

'13 Budget Commentary

HOA Dues:

- Reduced to \$100/month
- \$60 pre-payment discount if paid before 3/1/13

Repairs

- Continue to source repairs out of savings account

	2013 Budget			Comments/Questions
	2012 BUDGET	2013 PROP	CHANGE	
Assumptions:				
Average number of dues-paying owners for the year	19	19	-	
Average monthly dues amount	125	125	-	
Target HOA Dues	26,125	40,313	14,188	
Fontaine payments				
Dues	125	100	(25)	\$100 / month
Income:				
Dues	26,125	22,800	(3,325)	
Total Income	26,125	22,800	(3,325)	
Expenses:				
Office Expenses:				
Bank Service Charges	150	100	(50)	
Filing Fees	400	375	(25)	
Postage and Delivery	350	450	100	
Accounting	1,250	750	(500)	
Bookkeeper	1,250	900	(350)	
Legal				
General	1,000	500	(500)	
Insurance				
HOA D&O Insurance	3,500	3,000	(500)	
General Insurance	750	750	-	
Maintenance:				
Snow Plowing	2,500	2,500	-	
Road Grading and Upkeep	2,500	2,500	-	grade road in 2013
Utilities				
Phone/Fax/Data	1,250	1,500	250	
Gas and Electric	500	400	(100)	
Trash Collection	250	-	(250)	no trash collection
Repairs				
General Repairs	-	-	-	all repairs paid from reserves
Improvements:				
Signage				
Additional '12 signage	2,851	2,300	(551)	to complete addition of "Welcome" signs
Entryway- Gate	-	300	300	move rocks to close off entrance gaps
Entryway- Gate- lighting?	3,000	-	(3,000)	not proposing lighting for 2013
Entryway improvements	2,000	-	(2,000)	completed, none in 2013
Entryway plantings	1,500	-	(1,500)	next year
Complete chipping of San Juan Slash		3,000		
Spread mulch from San Juan chipping to entry		3,000		
Other				
Total Expenses	25,001	22,325	2,676	
Net Income	1,124	475	(649)	



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