

Appendix:

2014 Budget:

	DRAFT 2014 Budget			
	2013 Actual	2014 BUDGET	DELTA	Comments/Questions
Assumptions:				
Average number of dues-paying owners for the year	19	19	-	
Dues	125	125	-	
Income:				
Dues	26,975.00	28,500.00	1,525	
Assessment Due				
Early payment discounts		(1,000.00)		with 10 \$100 discounts
Interest Income	4.75	5.00	0	
Total Income	26,979.75	27,505.00	525.25	
Expenses:				
Office Expenses:				
Bank Service Charges	87.00	100.00	13.00	
Filing Fees	365.00	400.00	35.00	
Postage and Delivery	340.00	350.00	10.00	
Accounting	560.00	650.00	90.00	
Bookkeeper	517.50	650.00	132.50	
Legal				
General	1,041.25	500.00	(541.25)	13 expenses were one-time
Insurance				
HOA D&O Insurance	1,731.00	2,000.00	269.00	
General Insurance	-	750.00	750.00	damage insurance- get quote
Licenses & Permits	10.00	10.00	0.00	
Maintenance:				
Snow Plowing	2,800.00	2,800.00	0.00	reduce amount of plowing?
Road Grading and Upkeep	-	2,500.00	2500.00	
Road Resurfacing		2,500.00	2500.00	if needed to resurface road
Utilities				
Phone/Fax/Data	1,372.76	1,500.00	127.24	
Gas and Electric	276.20	300.00	23.80	
Trash Collection	-	-		
Improvements:				
Signage				
Additional '13 signage	247.58	500.00	252.42	
Entryway- Gate	6,253.75	-	(6,253.75)	
Complete chipping of San Juan Slash	17,177.50	-	(17,177.50)	
Spread mulch from San Juan chipping to entry	2,850.00	-	(2,850.00)	
Remove gates blocking 1 San Juan Heights	-	500.00	500.00	
Total Expenses	35,629.54	16,010.00	19,619.54	
Net Income	(8,649.79)	11,495.00	20,144.79	