



2015 Draft Budget Commentary

HOA Dues:

- **REDUCING HOA Dues to \$100/month, retroactive to 1/1/15**
- **\$100 pre-payment discount if paid before 5/30/15**
 - **And all other dues are current**
 - **Will refund anyone who has paid all of 2015 already**

Repairs

- Regrade road: \$2,500
- Resurfacing / culverts: \$4,000
- Signage: \$500
- Remove gates blocking 1 San Juan Heights: \$500

	DRAFT 2014 Budget v Actual		
	2014 Actual	2015 Budget	DELTA
Assumptions:			
Average number of dues-paying owners for the year	19	20	1
Dues	125	100	(25.0)
Target HOA Dues			
Income:			
Dues	23,950	24,000	50
Assessment Due			
Early payment discounts			
Reserve Income			
Late Charges			
Interest Income	3	3	0
Total Income	23,953	24,003	50.00
Expenses:			
Office Expenses:			
Bank Service Charges	96	100	4
Filing Fees	365	400	35
Postage and Delivery	390	400	10
Accounting	569	600	31
Bookkeeper	618	700	82
Legal			
General		500	500
Insurance			
HOA D&O Insurance		2,000	2,000
General Insurance	265	500	235
Licenses & Permits			-
Maintenance:			
Snow Plowing	7,370	5,000	(2,370)
Road Grading and Upkeep		2,500	2,500
Road Resurfacing		4,000	4,000
Utilities			
Phone/Fax/Data	1,560	1,600	40
Gas and Electric	251	300	49
Trash Collection			
Repairs			
General Repairs			
Entryway- Gate	992	1,500	508
Improvements:			
Signage			
Additional '13 signage		500	500
General		1,500	1,500
Other			
Total Expenses	12,475.59	22,100.00	9,624.41
Net Income	11,477.41	1,903.00	(9,574.41)