

Operating Accounts	2013	Actual through Sept 2013	Estimated Oct - Dec 2013	2013 Estimated Annual	2013 \$ Budget Variance	2014 Budget	\$ Budget Variance	Notes
Beginning Balance (Assets-Liabilities)	25,643	25,643		25,643		39,112		
INCOME								
Annual Assessments	100,000	100,000	0	100,000	0	100,000	0	
DRC Plan Review Fees	4,000	5,700	0	5,700	1,700	4,000	0	
DRC Forfeited Performance Bond	0	0	0	0	0	0	0	
Road Impact Fees	3,000	7,724	896	8,620	5,620	3,000	0	
Deadfall/Timber Fines	0	0	0	0	0	0	0	
Finance Charges	0	1,896	100	1,996	1,996	0	0	
Collection Fees	0	50	200	250	250	0	0	
Interest Operating	10	9	1	10	0	10	0	
TOTAL INCOME	107,010	115,379	1,197	116,576	9,566	107,010	0	
EXPENSES								
Common Area Maintenance								
Open Space Maintenance	1,500	0	0	0	(1,500)	1,000	(500)	
Roadside Tree Clearing	2,000	1,325	200	1,525	(475)	3,000	1,000	
Snow Removal	4,000	1,350	500	1,850	(2,150)	2,500	(1,500)	
Trail Maintenance	500	274	0	274	(226)	500	0	
Mosquito/Pest Control	5,000	4,400	0	4,400	(600)	4,500	(500)	
Weed Control	2,000	250	0	250	(1,750)	3,000	1,000	
Total Common Area Maintenance	15,000	7,599	700	8,299	(6,701)	14,500	(500)	
Entrance Maintenance								
Entrance Electricity	500	422	150	572	72	600	100	
Entrance Irrigation Water	500	254	60	314	(186)	400	(100)	
Landscaping & Irrigation	4,000	2,145	330	2,475	(1,525)	5,000	1,000	
General Entrance Repairs & Maintenance	300	100	50	150	(150)	300	0	
Christmas Lighting	850	350	500	850	0	1,000	150	
Total Entrance Maintenance	6,150	3,271	1,090	4,361	(1,789)	7,300	1,150	
Roads								
Road Maintenance & Culvert Clearing	45,000	20,976	5,000	25,976	(19,024)	45,000	0	
Signs	500	0	100	100	(400)	250	(250)	
Total Roads	45,500	20,976	5,100	26,076	(19,424)	45,250	(250)	
Facilities Management - General								
Facilities Management - General	18,000	13,500	4,500	18,000	0	18,000	0	
Violations Management	1,000	725	275	1,000	0	3,000	2,000	
Total Facilities Management - General	19,000	14,225	4,775	19,000	0	21,000	2,000	
Administration Management								
Administration & Website Manager	15,500	11,250	3,750	15,000	(500)	16,800	1,300	
Total Administration Management	15,500	11,250	3,750	15,000	(500)	16,800	1,300	
Administration								
Member Mailings: 1) Call for Board Nominations, 2) Spring Newsletter/Annual Meeting Notice/Board Election Mail Ballot, 3) Budget Mail Ballot 4) Approved Budget/Winter Newsletter	1,500	668	300	968	(532)	1,500	0	
Supplemental Services (extra meetings, etc)	500	413	0	413	(87)	500	0	
Office Supplies and Copying	1,000	661	40	701	(299)	1,000	0	
Owner Parties/Meetings	3,000	1,775	1,200	2,975	(25)	3,000	0	
Newsletter Printing	200	0	200	200	0	200	0	
Bad Debt	2,000	313	1,133	1,446	(554)	2,000	0	
Online Voting	300	0	250	250	(50)	500	200	
Total Administration	8,500	3,830	3,123	6,953	(1,547)	8,700	200	

Operating Accounts	2013	Actual through Sept 2013	Estimated Oct - Dec 2013	2013 Estimated Annual	2013 \$ Budget Variance	2014 Budget	\$ Budget Variance	Notes
Taxes and Insurance								
Tax Expense	0	330	0	330	330	0	0	
General Liability/Property Insurance	1,300	1,265	0	1,265	(35)	1,300	0	Annual premium paid in August
D&O Insurance	1,500	1,587	0	1,587	87	1,600	100	Annual premium paid in July
Umbrella \$4 Million	1,500	1,493	0	1,493	(7)	1,500	0	Annual premium paid in July
Total Taxes and Insurance	4,300	4,675	0	4,675	375	4,400	100	
Professional Fees								
Tax Preparation	875	875	0	875	0	900	25	
Accounting & Financial	6,000	4,500	1,500	6,000	0	6,600	600	
Legal Fees - General	5,000	138	705	843	(4,157)	4,000	(1,000)	
Total Professional Fees	11,875	5,513	2,205	7,718	(4,157)	11,500	(375)	
DRC								
DRC Management	7,800	5,850	1,950	7,800	0	7,800	0	\$650/month base
DRC Step Reviews	4,000	2,700	300	3,000	(1,000)	4,000	0	
Office Supplies, Postage and Copying	500	205	20	225	(275)	250	(250)	
DRC Legal Fees	1,000	0	0	0	(1,000)	1,000	0	
Total DRC	13,300	8,755	2,270	11,025	(2,275)	13,050	(250)	
TOTAL EXPENSES	139,125	80,094	23,013	103,107	(36,018)	142,500	3,375	
OPERATING OVERAGE/SHORTFALL	(32,115)	35,285	(21,816)	13,469	45,584	(35,490)		
Ending Balance	(6,471)			39,112		3,622		
STARTING RETAINED EARNINGS	25,643			25,643		39,112		
OPERATING OVERAGE/SHORTFALL	(32,115)			13,469		(35,490)		
ENDING RETAINED EARNINGS	(6,471)			39,112		3,622		