

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
<b>Income</b>										
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)			
<b>Total Income</b>	<b>88,875.00</b>		<b>104,998.11</b>	<b>16,123.11</b>	<b>97,351.24</b>		<b>76,022.81</b>	<b>(21,328.43)</b>	<b>77,375.00</b>	
<b>Expenses</b>										
<b>Administrative Expenses</b>										
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	
<b>Subtotal</b>	<b>25,298.00</b>		<b>49,331.21</b>	<b>24,033.21</b>	<b>25,968.00</b>		<b>27,288.81</b>	<b>1,320.81</b>	<b>27,770.00</b>	
<b>Maintenance Expenses</b>										
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	
<b>Subtotal</b>	<b>56,145.00</b>		<b>64,615.74</b>	<b>8,470.74</b>	<b>58,400.00</b>		<b>39,132.28</b>	<b>(19,267.72)</b>	<b>38,325.00</b>	
<b>Total Expenses</b>	<b>81,443.00</b>		<b>113,946.95</b>	<b>32,503.95</b>	<b>84,368.00</b>		<b>66,421.09</b>	<b>(17,946.91)</b>	<b>66,095.00</b>	
<b>Pump house maint./ins./elect.</b>										
Total expenses w/pump house	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
<b>Net Operating Income (Deficit)</b>	<b>(2,568.00)</b>		<b>(11,296.84)</b>	<b>(8,728.84)</b>	<b>2,983.24</b>		<b>6,357.15</b>	<b>3,373.91</b>	<b>280.00</b>	
<b>Irrigation pump house - construction</b>	<b>65,000.00</b>	Capital expense	<b>65,000.00</b>							
		Capital expense - bike rack	400.00							