

2013-2014 ESRPOA Assessments per amended budget

Oct 2013 dues payment >	\$1,200.00	Oct 2013 Spec. pymt. >	\$1,125.00
Oct 2013 road reserve pymt. >	\$290.00	Mar 2014 Spec. pymt. >	\$1,125.00

Elk Stream Ranch Budget 2013-2014 Proposed amendment

Operating account	2012-2013	2012-2013	2013-2014	2013-2014	
	Budget	Actual Year end (7/31)	Budget (orig adopted 7/25/13)	Budget (amended 8/31/13)	
Income					
Dues	\$42,000.00	\$41,169.00	\$42,000	\$42,831	Note 1
Interest Income	\$100.00	\$56.93	\$100	\$100	
DRC Plan Fees	\$180.00	\$180.00	\$180	\$500	Note 2
Grazing Income	\$200.00	\$100.00	\$200	\$200	
Mont. Co, Weed Program	\$400.00	\$0.00	\$250	\$250	
Road use license and fees	\$2,490.00	\$2,860.00	\$2,490	\$4,490	Note 3
SJMA Weber Fire grant	\$0.00	\$0.00	\$0	\$6,331	Note 4
Special Assessment	\$35,000.00	\$34,000.00	\$1,000	\$79,750	Note 5
Total Income	\$80,370.00	\$78,365.93	\$46,220	\$134,452	
Expenses					
Administrative Expenses					
Bank Fees	\$20.00	\$88.50	\$20	\$20	
Corporate Fee	\$20.00	\$27.13	\$20	\$20	
Electricity	\$300.00	\$474.06	\$300	\$300	
Income Tax	\$200.00	\$1,370.66	\$1,000	\$1,000	
Income Tax Preparation	\$1,000.00	\$595.00	\$1,000	\$1,000	
Insurance	\$1,700.00	\$1,673.00	\$1,700	\$1,700	
Annual Meeting Expense	\$300.00	\$269.03	\$300	\$300	
Telephone	\$50.00	\$0.00	\$40	\$40	
Photocopy	\$200.00	\$60.56	\$200	\$200	
Postage and PO Box	\$100.00	\$32.00	\$100	\$100	
Legal Expense	\$1,400.00	\$1,000.00	\$1,400	\$1,400	
Website hosting fee	\$140.00	\$144.00	\$140	\$140	
Other Administrative Expense	\$50.00	\$0.00	\$50	\$50	
Property Management Committee					
Fire Hazard Mitigation	\$1,400.00	\$1,826.48	\$1,450	\$1,450	
Road Repair and Maintenance(re	\$13,000.00	\$3,530.00	\$13,000	\$13,000	
Snow Removal	\$18,000.00	\$21,327.45	\$18,000	\$18,000	
Weed Control	\$9,500.00	\$13,144.97	\$9,500	\$9,500	
Other PMC Expense	\$1,000.00	\$408.15	\$1,000	\$1,000	
Weber Fire/Flood Expense(road)	\$35,000.00	\$48,532.23	\$0	\$68,200	Note 6
Loss Carryover from 2012-2013			\$0	\$16,137	Note 7
Total Expense	\$83,380.00	\$94,503.22	\$49,220	\$133,557	
		2012-13 Actual operating loss	Budgeted loss(orig adopted 7/25/13)	Budgeted gain (amended 8/31/13)	
		-\$16,137.29	-\$3,000	\$894	Note 8

Road Reserve	2012-2013	2012-2013	2013-2014	2013-2014	
	Budget	Actual Year end (7/31)	Budget (orig adopted 7/25/13)	Budget (amended 8/31/13)	
Assessment income	\$10,730	\$21,644	\$10,730	\$10,730	Note 9
Estimated 2013-2014 Expenditure:	\$4,000	\$0	\$12,400	\$12,400	Note 10

Operation Income notes

Note 1: Dues income amount is based upon collection of \$1,200 per lot x 35 lots, plus a carryover from 2012-2013 of \$831 that is still owed from last year by one lot

Note 2: This item was increased in the amended budget based upon knowledge of upcoming home construction application fees to DRC.

Note 3: The budget of 7/25/13 did not include an income payment of \$2000 due in March 2014 from two external road users. The amended budget amount of \$4490 now includes that.

Note 4: This grant from the Weber Fire Fund was awarded after the 7/25/13 budget. It is now included in the income of the amended budget.

Note 5: The Weber Fire/Flood Special assessment income is based upon the collection of \$2250 per lot x 35 lots plus \$1000 that is owed from last year by one lot.

Operation Expense notes:

Note 6: The Weber fire/flood expense category as amended is based upon \$13,500 of work completed August1, 2013 to August 31st, 2013, a contingency of \$20,000 for more possible monsoon flooding before fall, \$21,700 of estimated expense to restore RD 46 to suitable condition prior to winter, and \$12,000 of projected flood related expenses in June-July, 2014.

Note 7: In the past 2012-2013 operating year, actual expenses exceeded actual income by \$16,137 which reduced our operations account cash by the same amount. Much of this additional expense occurred in the very last days of July 2013. This is carried over into the amended 2013-2014 budget as an expense category to be offset by 2013-2014 income.

Note 8: The 2013-2014 original budget adopted July 25, 2013 had a planned loss of \$3,000 as the board at that time was hoping to go easy on assessments and was hoping for some luck on the expense side. The board has now decided that there is not enough cash cushion to plan for any loss and the amended 2013-2014 budget plans for a modest surplus of \$894.

Reserve Account notes:

Note 9: Based upon collection of \$290 per parcel x (35 lots + 2 external road using parcels)

Note 10: This expenditure is planned to be used on RD G3 in fall of 2013