		Full Year 2013 Expenses	Total Budget for 2013 Approved		Final 2014 Budget	Proj	Details
	REVENUE						
3010	Income from Dues	$ 132,940.00	$ 132,940.00		$ 133,110.00		783 properties x $170
3040	Community Center Rentals	$ 1,375.00	$ 2,000.00		$ 1,000.00		
3110	Noxious Weed Spraying	$ 4,290.00	$ 2,900.00		$ 2,900.00		Same as 2013 budget
3250	Recovery of Unpaid Dues & Fees	$ (40.00)	$ 1,000.00		$ 250.00		
3300	Other income	$ -	$ -		$ -		
3310	Interest income	$ 59.23	$ 350.00		$ 100.00		
	TOTAL REVENUE	$ 138,624.23	$ 139,190.00		$ 137,360.00		
	SOUTH ENTRANCE						
5150	Mowing & Maintenance	$ 2,602.50	$ 2,700.00		$ 2,800.00		Raven 2014 quote (ref JT)
5151	Maintenance -- Lawn & Turf, incl. fertilizing	$ 1,253.89	$ 1,125.00		$ 2,825.00		Open 2014 quote (ref JT)
5152	Maintenance -- Beds, shrubs, and trees, flower plant	$ 3,645.00	$ 3,425.00		$ 5,395.00		N. Lunceford 2014 quote
5153	Fertilize trees (deep root feed)	$ -	$ 850.00		$ 400.00		
5154	Plantings/*Trees & Flowers*	$ 1,294.70	$ 4,000.00		$ 1,000.00		
5160	Irrigation Maintenance	$ 1,450.00	$ 1,325.00		$ 2,950.00		NL 2014 quote
5161	Replace Irrigation System	$ 10,497.78	$ 15,000.00		**$ 4,475.00**	P	**NL 2014 quote, incomplete 2013 work**
5162	*Hook-up with Raven Water*	$ -	*$ 2,500.00*		**$ -**		
5170	Electricity	$ 399.69	$ 630.00		$ 662.00		Up 5% from 2013
5171	Replace electric wiring & equipment	$ -	$ -		$ 500.00		Bochan to update S. sign
5181	Sub Association Projects	$ 5,558.00	$ 6,000.00		**$ 6,000.00**	P	**Same as 2013**
5182	Holiday Lighting	$ 120.26	$ 2,000.00		$ 1,500.00		Christmas lights (Raven) + other holiday decorations
5190	Water	$ 3,142.80	$ 3,300.00		$ 3,600.00		Per TOS, add 2% in 2014
5193	*Landscape Improvements*	$ 55,963.95	$ 35,000.00		$ -		
	TOTAL SOUTH ENTRANCE	$ 85,928.57	$ 77,855.00		$ 32,107.00		
			Less Projects		**$ (10,475.00)**		
			Total S. Entrance		$ 21,632.00		

		Full Year 2013 Expenses	Total Budget for 2013 Approved	Final 2014 Budget	Proj	Details
	COMMUNITY CENTER/COMMON AREA					
5300	Dumpster Rental	$ 590.85	$ 1,125.00	$ 750.00		
5310	Mowing & Grounds	$ 2,060.00	$ 1,600.00	$ 1,200.00		Raven 2014 quote
5311	Irrigation repair/maintenance	$ 828.29	$ 600.00	$ 6,400.00		Raven 2014 quote
5320	Water & Sewer	$ 2,327.35	$ 1,450.00	$ 1,480.00		Per TOS, add 2% in 2014 from 2013
5330	Electricity & Gas	$ 1,269.19	$ 1,500.00	$ 1,600.00		
5340	Snow Removal	$ 1,500.00	$ 1,750.00	$ 1,600.00		Raven 2013 quote
5350	Other Building Maintenance (Supplies)	$ 2,517.18	$ 500.00	$ 3,380.00		Locals Plumbing, cleaning and log rot fix
5351	Drainage Project	$ 4,600.00	$ 5,000.00	**$ 500.00**	P	**Reconnect pipe**
5352	Architectural Plan/Structural Engineering Plan	$ 3,160.11	$ 4,000.00	**$ 2,000.00**	P	**Structural design for interior improvements**
5353	Gate Repair	$ -	$ -	**$ 1,000.00**	P	
5360	Improvements Exterior	$ 236.86	$ 500.00	$ 1,250.00		Includes holiday decorations ($250)
5361	Community Center Sign	$ -	$ -	**$ 4,850.00**	P	**House of Signs quote**
5400	Tree Removal ENPHA	$ -	$ 2,000.00	$ 1,000.00		2013 estimate (from Stuart)
5370	Pavilion Maintenance	$ -	$ 1,000.00	$ 1,000.00		acid stain back wall
5430	ENPHA tree spraying/deep root feeding	$ 997.50	$ 1,600.00	$ 1,000.00		Preventive Tree Spray quote 2014
5440	MPB Tree Spraying Program	$ -	$ -	$ -		No MPB spraying program in 2014
5450	Tree Replant	$ 757.50	$ 1,000.00	$ 600.00		
5480	Noxious Weed Control ENPHA	$ 971.32	$ 250.00	$ 1,500.00		Foothills estimate + chemicals
5490	Noxious Weed Control Program	$ 3,475.98	$ 2,900.00	$ 3,000.00		
5600	Trail Maintenance	$ 173.38	$ 250.00	$ 400.00		Brian estimate - 2014
5620	Equipment	$ -	$ 100.00	$ 150.00		bench paint
	TOTAL COMMUNITY/COMMON AREA	$ 25,465.51	$ 27,125.00	$ 34,660.00		
			Less Projects	$ (8,350.00)		
			Total Community	$ 26,310.00		

		Full Year 2013 Expenses	Total Budget for 2013 Approved	Final 2014 Budget	Proj	Details
	ADMINISTRATIVE EXPENSES					
5710	Insurance	$ 6,979.00	$ 7,000.00	$ 8,500.00		2013 quote from State Farm
5720	Bookkeeping	$ 8,400.00	$ 8,400.00	$ 8,400.00		2014 contract
5730	Legal	$ 32,987.68	$ 3,000.00	$ 10,000.00		assumes trial costs
5750	Dues Collections	$ 4,867.99	$ 4,200.00	$ 4,200.00		2014 contract
5760	Data Base Management	$ 1,190.00	$ 1,200.00	$ 1,200.00		2014 contract
5770	Transfer fees	$ 270.00	$ 350.00	$ 350.00		2014 contract
5780	Property Taxes	$ 345.18	$ 415.00	$ 415.00		2014 contract
5820	Annual Meeting	$ 4,057.51	$ 4,700.00	$ 4,300.00		Based on 2013 costs
5830	Awards & recognititon	$ 150.00	$ 500.00	$ 500.00		Use 2013 budget
5840	Newsletter/E-Mail	$ -	$ 1,000.00			incl event signs
5850	Annual Picnic & BBQ	$ 189.02	$ -	$ -		No picnic in 2013
5851	Other Events	$ 905.23	$ 800.00	$ 1,700.00		work day, snowshoe party
5860	Office Supplies & Expenses	$ 727.97	$ 600.00	$ 600.00		Use 2013 actual
5870	Computer/Web Expense	$ 482.48	$ 400.00	$ 400.00		Includes web hosting billing ($150 3 yrs) from Rich
5900	Independent contractors	$ 30,792.00	$ 30,792.00	$ 30,792.00		Use 2014 proposals
5910	Intercompany transfers	$ -	$ -			
	TOTAL ADMINISTRATIVE EXP	$ 92,344.06	$ 63,357.00	$ 71,357.00		
	TOTAL EXPENSES	$ 203,738.14	$ 168,337.00	$ 138,124.00		
	Year to date excess <deficiency> before reserve additions	$ (65,113.91)	$ (29,147.00)			
	2014 reserves additions	$ 11,150.00	$ 11,150.00	$ 11,150.00		
	Year to date excess <deficiency>	$ (76,263.91)	$ (40,297.00)			
	Memo: Total Expense			$ 138,124.00		
	Less Projects:			$ (18,825.00)		
	Revised Actual			$ 119,299.00		

RESERVES		**2013 Year-end Balance**	**2014 Additions**		**2014 Current Balance**
Confirm reserve levels w/Stuart (*)					
6070	Building Seal & Stain	$ 5,000	$ 500	*	$ 5,500
6080	Furnace & Water Heater	$ 4,000	$ 750	*	$ 4,750
6090	Pavilion Stain	$ 3,000	$ 500	*	$ 3,500
6100	Driveway Surfacing	$ 4,000	$ -	*	$ 4,000
6110	Interior Furniture & Maintenance	$ 2,100	$ 400	*	$ 2,500
6120	Building Roof & Siding	$ 8,000	$ 1,500	*	$ 9,500
6130	Legal	$ 35,000	$ 5,000		$ 40,000
6140	Water & Irrigation	$ -	$ -	*	$ -
6150	Wildfire Mitigation	$ 2,500	$ -		$ 2,500
6160	Contingency	$ 20,435	$ 2,500		$ 22,935
6170	Entrances	$ -	$ -		$ -
6180	C Center sign	$ 4,000	$ -		$ 4,000
	Unallocated	$ -	$ -		$ -
		$ 88,035	$ 11,150		$ 99,185

Memo: Project List (Not Prioritized)	**Funding Available for Projects**	
Driveway crack sealing (reserve)	Target 2013 dues amount	$ 170.00
Replace irrigation system (carryover from 2013)	Estimated 2013 dues amount	$ (161.17)
Subassociation projects	Unapplied dues	$ 8.83
Landscape Improvements	# Properties	$ 783.00
C. Center Gate Repair	Funding Available for Projects	$ 6,911.00
C. Center Drainage Project		
C. Center Architectual Plan	Project List Funding	$ 19,825.00
C. Center Structural Engineering Plan		
C. Center New Sign	Funding Shortfall in 2013	$ (12,914.00)
Total Projects		
	Cover with reserve cash	**$ 12,914.00**

	DUES CALCULATION	
	2014	**2013**
Expenses	$ 119,299	$ 100,837
Less MPB	$ -	
Less Misc Revenue	$ (4,250)	$ (6,250)
Subtotal	$ 115,049	$ 94,587
Less MPB Revenue	$ -	$ -
Subtotal	$ 115,049	$ 94,587
Plus Reserve Increase	$ 11,150	$ 11,150
Total Dues Required	$ 126,199	$ 105,737
#Properties	**$ 783**	$ 782
Dues Required	**$ 161.17**	$ 135.21
Dues Assessed	$ 170.00	$ 170.00

		Proposal								
REALLOCATION OF UNAPPLIED CASH		Revised Reserve Balances @ Year-end 2013	Reserve Allocations		Adjustments		Revised Reserve Balance			
Reserve Accounts										
6070	Building Seal & Stain	$ 5,000	$ 500				$ 5,500			
6080	Furnace & Water Heater	$ 4,000	$ 750				$ 4,750			
6090	Pavilion Stain	$ 3,000	$ 500				$ 3,500			
6100	Driveway Surfacing	$ 4,000	$ -				$ 4,000			
6110	Community Center Improvements & Maintenance	$ 2,100	$ 400				$ 2,500			
6120	Building Roof & Siding	$ 8,000	$ 1,500				$ 9,500			
6130	Legal	$ 21,884	$ 5,000		$ 5,000		$ 31,884			
6140	Water & Irrigation (S. Golden Eagle Entrance)	$ 12,500	$ -		$ (5,000)		$ 7,500			
6150	Wildfire Mitigation	$ 2,500	$ -				$ 2,500			
6160	Contingency	$ 20,000	$ 2,500		$ 2,380		$ 24,880			
6170	Entrances (South/Middle/North)	$ -	$ -				$ -			
6180	Community Center Sign Project	$ 4,000	$ -				$ 4,000			
	Unallocated	$ 2,380	$ -		$ (2,380)		$ -			
							$ -			
	Total Reserves	$ 89,364	$ 11,150		$ -		**$ 100,514**			
Assumption: Continue annual $11,150 reserve contribution for the forseeable future.										