

**STAPLETON ROWHOMES HOMEOWNERS ASSOCIATION
2015 BUDGET**

	2013 Budget	2013 Actuals	2013 Variance Under/(Over) Budget	2014 Budget	2014 YTD Actuals a/o Aug. 31	2015 Budget
Income						
Dues (Assessments)	328,536	328,536	-	338,676	225,784	358,449
Water Assessment	6,000	8,499	(2,499)	6,000	4,563	7,200
Legal Fees Charged Back	2,000	305	1,695	1,000	1,098	1,500
Late Fee Income	1,500	1,960	(460)	1,500	702	-
Miscellaneous Income	300	2	298	100	-	-
Total Income	\$ 338,336	\$ 339,302	\$ (966)	\$ 347,276	\$ 232,147	367,149
Expenses						
Maintenance Expense						
Electricity	2,500	2,394	106	2,500	1,642	2,640
Water & Sewer	15,800	12,555	3,245	15,800	9,621	13,200
Ground Maintenance	20,000	26,939	(6,939)	20,000	14,574	33,000
Landscape Contract	18,500	18,428	72	18,500	12,602	19,218
Sprinkler/Irrigation Repairs	2,400	3,948	(1,548)	3,200	3,967	3,900
Backflow Device Inspection	1,800	1,870	(70)	2,000	468	1,500
Lighting Maintenance	2,600	5,369	(2,769)	6,500	2,304	4,200
Snow Removal	12,000	14,198	(2,198)	12,000	4,205	13,200
Building Repairs - Roof/Gutter	5,000	3,850	1,150	4,000	1,794	4,200
Building Repairs - Other	15,000	16,300	(1,300)	15,000	6,051	8,400
Fence/Retaining Wall Maintenance	1,000	-	1,000	1,000	138	900
Reserve Study	2,500	1,500	1,000	600	-	-
Total Maintenance Expense	99,100	107,351	(8,251)	101,100	57,365	104,358
Paseo Expense						
Paseo Transformer Maintenance	300	-	300	300	-	-
Water/Sewer - Paseo Units	6,000	8,126	(2,126)	6,000	4,311	7,200
Paseo Administration	1,200	1,229	(29)	1,200	809	1,260
Telephone	600	547	53	600	375	600
Total Paseo Expense	8,100	9,902	(1,802)	8,100	5,495	9,060
Administration Expense						
Miscellaneous Expense	1,800	1,254	546	1,500	3,246	3,144
Audit/Tax Preparation	2,800	-	2,800	2,900	-	3,120
Legal Collections	3,000	445	2,555	1,500	1,098	1,500
Legal Fees	2,000	511	1,489	1,000	162	600
Insurance	78,000	63,373	14,627	70,000	40,359	80,100
Management Fee	24,000	24,000	-	25,200	16,000	25,200
Administrative	2,000	1,630	370	2,000	824	1,800
Income Tax Expense	-	-	-	-	-	-
Bad Debt	3,000	3,264	(264)	1,500	75	1,800
Total Administration Expense	116,600	94,477	22,123	105,600	61,764	117,264
Total Operating Expenses	223,800	211,731	12,069	214,800	124,623	230,682
Reserve Additions	114,536	114,536	-	132,476	88,320	136,452
Total Expenditures	338,336	326,267	12,069	347,276	212,943	367,134
YTD Net Operating Income/(Loss)	\$ -	\$ 13,035	\$ (13,035)	\$ -	\$ 19,204	\$ 15