



2013 Budget

Approved by the King's Deer Board of Directors, August 15, 2012

Income	
Annual Member Assessments	159,300.00
Billable Expense Reimbursement	0.00
Donated Services	
Accounting Oversight	4,560.00
Annual Water Report	5,000.00
Project Monitoring	2,000.00
Website Maintenance	2,900.00
Total Donated Services	\$ 14,460.00
Enforcement Trust Fund Fees	2,100.00
Interest Income	2,000.00
Late Fee Income	0.00
Mail Box Sales	1,900.00
Miscellaneous Income	
ACC Submittal Fee Income	4,000.00
Advertising Income	300.00
Insurance Proceeds	0.00
Ownership Transfer Fee	2,100.00
Violations and fines	0.00
Total Miscellaneous Income	\$ 6,400.00
Total Income	\$ 186,160.00

Expenses	
Administrative	
Bank Charges	24.00
Community Events	500.00
Dues & Subscriptions	950.00
Education	500.00
Office Expense	2,000.00
Office Rental	3,600.00
Office Salaries	59,240.00
Phone, and Internet	1,500.00
Postage	3,500.00
Printing/Copies	1,000.00
Storage Rental	1,500.00
Total Administrative	\$ 74,314.00
Bad Debts	5,000.00
Insurance	6,500.00
Mailbox Expense	1,900.00
Maintenance	
Entrances	19,200.00
Miscellaneous Maintenance	7,849.00
Playground / Sportsfield	8,332.00
Pond Maintenance	4,400.00
Trails	14,417.00
Total Maintenance	\$ 54,198.00
Professional Fees	
Donated Services	
Accounting Oversight	4,560.00
Annual Water Report	5,000.00
Project Monitoring	2,000.00
Website Maintenance	2,900.00
Total Donated Services	\$ 14,460.00
Legal Counsel	4,800.00
Other Professional Fees	0.00
Total Professional Fees	\$ 19,260.00
Utilities	
Electrical for Subdivision	6,500.00
Total Utilities	\$ 6,500.00
Water Co-Op	5,732.00
Total Expenses	\$ 173,404.00
Net Operating Income	\$ 12,756.00
Other Expenses	
Reserve Allocations	
Reserves - Unallocated	12,756.00
Total Reserve Allocations	\$ 12,756.00
Total Other Expenses	\$ 12,756.00
Net Other Income	-\$ 12,756.00
Net Income	\$ 0.00

2013 ACCOUNT LISTING AND DESCRIPTION

INCOME

Annual Member Assessments	Income from annual assessment on each property.
Billable Expense Reimbursement	Reimbursement of expenses incurred by the Association on behalf of others (e.g. copying, legal expense, Annual Assessment Payment Option fees, filing liens, etc.).
Donated Services	Services provided by volunteers to offset some expenses of the HOA.
Accounting Oversight	Value of donated labor for accounting review, budget review, audit coordination, and tax return preparation.
Annual Water Report	Value of donated labor to compile, analyze, and produce the annual water consumption report required by the Colorado Division of Water Resources, and responses to DWR inquiries.
Project Monitoring	Value of donated labor for monitoring ACC-approved projects.
Website Maintenance	Value of donated labor to maintain the King's Deer web site.
Enforcement Trust Fund Fees	Fee of \$100 received upon the sale/purchase of each King's Deer Property.
Interest Income	Interest received on bank accounts such as CDs, money market, and savings accounts.
Late Fee Income	Income received from late fees imposed on delinquent annual assessment payments.
Mail Box Sales	Income from the sale of Highlands-style mailboxes.
Miscellaneous Income	
ACC Submittal Fee Income	Fees paid to the Association for review and approval of construction applications.
Advertising Income	Income received for advertising on the King's Deer web site and in the King's Deer newsletter.
Insurance Proceeds	Reimbursement from insurance claims.
Ownership Transfer Fee	Fee of \$100 received upon the sale/purchase of each King's Deer Property.
Violations and fines	Income from penalties imposed for covenant violations and for compliance fee withholds.

EXPENSES

Administrative	
Bank Charges	Various charges by the bank upon the HOA. (e.g. bounced check, early CD termination, etc.)
Community Events	Community meetings expenses (facility rental, advertising, notices, etc.), garage sale ads.
Dues & Subscriptions	Professional organization membership dues; publication and software subscriptions; web site fees.
Education	Employee and director training/education.
Office Expense	Expenses for operating the HOA office that are not itemized elsewhere; equipment repair.
Office Rental	Facility rental cost.
Office Salaries	Salary of executive director, including fuel reimbursements and taxes
Phone and Internet	Phone and internet service for the HOA office.
Postage	USPS and other shipping expenses; PO Box rental fee.
Printing/Copies	Bulk copy expenses paid to others, i.e. not printed in HOA office. (meeting handouts, newsletter).
Storage Rental	Rental for bulk storage facility.
Bad Debts	Uncollectible debts to the HOA. (e.g. owner bankruptcy)
Insurance	HOA property, liability for HOA, directors, officers, volunteers.
Mailbox Expense	Cost of mailboxes sold to Highlands property owners.

Maintenance	
Entrances	Maintenance and repair of the stucco wall along highway 105 at Archers Drive; general maintenance of entry monuments other than the itemized categories; mowing entrances and the common areas; sprinkler repairs and maintenance, parts and labor; purchase and application of fertilizers, pesticides and herbicides.
Misc. Maintenance	General maintenance expenses not covered elsewhere; maintenance and repair of entry and trail signage, and street name signs; repair / replacement to damaged fixtures.
Playground / Sports field	Playground/sports field maintenance and repair expenses not otherwise itemized; sports field mowing expense; rental and cleaning of portable restroom at sports field; trash container rental and servicing; purchase and application of fertilizers, pesticides and herbicides.
Pond Maintenance	Purchase and application of fertilizers, pesticides and herbicides; maintenance and repair of pond, fountain, overflow drain, and gazebo; mowing around pond; algae control.
Trails	Clean and restore function; replace as needed; resurface trail, maintain bridges and retaining walls; restore small sections of trail. (e.g. breeze, culverts); purchase and application of herbicides.
Professional Fees	
Donated Services	
Accounting Oversight	Accounting review, budget review, audit coordination, and tax return preparation.
Annual Water Report	Compile, analyze, produce annual water report for Division of Water Resources; respond to inquiries.
Project Monitoring	Monitoring active ACC projects for compliance.
Website Maintenance	Manage and update the King's Deer website.
Legal Counsel	Attorney fees.
Other Professional Fees	Studies, surveys, etc.
Utilities	
Electrical for Subdivision	Power for streetlights. Also includes bulb replacement.
Water Co-op	Annual membership fee for Great Divide Water Company
Reserves - Unallocated	Funds accumulated for use in accordance with Reserve Study, and for capital improvements.
Net Income	= Total Income – Total Expenses – Total Reserve Allocations