



LAVA RANCH NEWSLETTER

June 2013

2013 ANNUAL MEETING

This year's meeting will be held at the Frank May Pavilion on Saturday July 13th, 2013 starting at 11:00 am. Once again, we look forward to a productive and enjoyable meeting.

AGENDA

1. Welcome
2. Approval of Previous Meeting Minutes
3. Board Member Reports
4. Budget Review & Vote
5. Election of New Board Members
6. Lunch

PRESIDENT'S MESSAGE

I don't know about you but I'm looking forward to another great summer at Lava Ranch! Many good things have taken place the past 12 months and there are plans in the works for continued improvements to our community. A special thanks goes to all those who have dedicated so much of their time & effort to the Association Board. It has been both rewarding and interesting for me to have served on the Board for the past 3 years. Each Association member should give consideration to serving on the Board. With elections each year, comes an opportunity for new board members to bring their time, talent and ideas to help make Lava Ranch such a great place. The Board welcomes your comments & suggestions.

On behalf of the Board, we wish you and yours a fun & safe summer. We'll see you on the mountain!

Layne Barber

Outgoing President of LRPOA

We are continually trying to update our membership records with the most current information. We would like to have everyone's complete contact information including telephone & cell numbers, current Email addresses, and the names of any family/friends that have regular access to you lot. Please send updated info when paying your dues - especially the Email addresses.

REVERSE 911

There is a reverse 911 notification system maintained for both cell phone lines and land line phones that Lava Ranch members can use to be notified of emergencies on the mountain such as fire. But in order to register for this system you must have an actual address. An address can have multiple #'s assigned to it. Since there are about 100 cabins on Lava Ranch this system can work for all our members when cabin owners consent to the use of their cabin addresses by their neighbors. Let's see how many we can register this year! For information about how to contact your neighbor, send your request to lavaranchpoabod@gmail.com

FREE BREAKFAST!

Lava Ranch is a great place to spend time and enjoy the surrounding areas. Keller Pond is a fun place for your children and grandchildren to play and fish. Due to the heavy traffic in the summer we receive a lot of trash and debris in and on the area we enjoy. If you and your family would like to volunteer a couple of hours to help the Board members clean the area round the pavilion and Keller Pond we as a board would be like to cook you breakfast. Sign up will be after the annual meeting on July 13, 2013.

CURRENT TRAILER POLICY AND PERMIT PROCESS

The Trailer Policy at Lava Ranch has often been a matter for debate. The current policy was filed in Oct 2003 as part of the Covenants governing the Association and Lot owners and remains in effect until changed. The policy states trailers are permitted from May 1 until Dec 1 each year. Two trailers + 2 additional temporary trailers (not to exceed intervals of 10 calendar days) are permitted and must have self-contained sanitation or adequate septic systems. Fines of \$1000 may be levied against violators. Bannock County Trailer Permits with fees are no longer needed each year. However, the Association still requires notification of your use of trailers and how many you will have on your lot each season. This is required for compliance to the Covenants and for our use in case of an emergency and/or evacuation for fire or other hazards. We appreciate your help to maintain a safe and healthy setting for you and your neighbors.

WHAT'S NEW

This section provides some of what the Board of Director's has been doing on your behalf. We welcome your comments and suggestions for fiscal year 2013-2014. Complete Meeting Minutes can be found at lavaranchpoa.com

2012-2013 MOTIONS PASSED THAT AFFECT ALL MEMBERS

Illegal gates and fences in easements, roads, and common ground need to be removed to comply with Idaho fire codes. Anytime the Board runs into this situation the Board will have the gates removed.

Special fees will be charged to individual property owners for the full costs of culverts installed by the Association for ingress and egress at their driveway on Association roads, including replacement of those that do not meet required specifications.

The Protective Covenants of the Association grants the power to collect interest on delinquent balances from the date due. In addition, legal action is granted to be taken to secure unpaid payments. Payments for Association Dues are due on July 1st each year. Any unpaid balance not paid by September 1st (within 60 days) is considered delinquent. In addition, any special assessments or fines charged to individual owners are due upon receipt and are delinquent after 60 days. Interest will be charged at 18% per annum (1 ½% per month) on unpaid balances with accruing costs thereon until paid in full. *NOTE Members in good standing have full Association rights and privileges'.

Any work under \$2000 in aggregate that does not require a County or State permit will no longer require action or approval from the Board if the work meets the use restrictions defined in the Covenants of the Association. Lot owners doing any work found in violation of the use restrictions are subject to the enforcement provisions of the Covenant, Section II and/or fines.

Individual lot owners requesting approval for alterations and /or improvements on their lot(s) for electrical, plumbing, and/or septic work or for any work over \$2000 in aggregate must include contractor license and insurance information on any permit papers required by the Association Board/County/State OR sign a statement for the Association records that they are doing the work themselves.

Each owner is responsible for any liability arising from negligent or intentional action or inaction of his guests, employees/family members, and contractors either on his property or on Association property. The Lava Ranch POA is responsible for any liability necessitated by the negligent or intentional action of the Association Board, its employees or contractors.

All contractors that do maintenance work or improvements for Lava Ranch Property Owners Association must provide the Association with their Idaho State Business License, Registration, and Liability Insurance information prior to the start of any approved work. This would include but is not limited to road work; fences; septic system maintenance; fuel break reduction & conservation; and water/wells.

The rent fees for the pavilion have been raised to \$50 a day with a \$100 deposit for 4 trailers or less (including 4 tents) with an additional increase fee of \$15 a day for each additional trailer over 4 (which includes 1 additional tent for each additional trailer). The refundable deposit is \$100 and is due at the time of the reservation. Please send two checks, one for the Pavilion rent and one for the deposit. Rental forms can be obtained through any Board member or on the current website lavaranchpoa.com.

The current website for Lava Ranch POA is lavaranchpoa.com. The Association will renew the current website for 1 year (2013-2014) while we while consider transitioning back to the original Lava Ranch website, lavaranch.com. By June 2014, lavaranchpoa.com will expire unless renewed. By November 1, 2013, the Board will review and decide the purpose, scope, and boundaries of the current website for member access. By June 1, 2014 the decision whether to move the website back to lavaranch.com will be communicated to the general membership. In addition, a written policy/procedures manual will be created for future webmasters. Access for administration/management will be expanded to at least 2 people.

OF GENERAL INTEREST

Once again we are asking lot owners to clear the brush and trees away from the roads so that we can widen and maintain them to comply with the County and Fire District standards. This will help to remove the necessity for the Association to do it. Lot owners can apply with Three Rivers to use their chipper to take care of the cuttings or contact Rick Cornforth. Do not put chips on the roads or you will be required to have them removed.

The Association's General Liability Ins. Policy has an exclusion that states we are not covered for swimming or boating accidents at the pond. The use of the private pond is designated for fishing only. Swimming, Wading, and Boating is prohibited. If you choose to participate in those activities, you are doing so at your own risk.

The community well has been tested and it is completely clear of bacteria. Let's keep it that way! ****To prevent cross contamination of our water source, please do not use the primary well hydrant/hose for cleaning sewer dump totes or hoses.****

Cows are not wildlife. Stray cows seem to find the vulnerability in our fence defense but there is a process for getting rid of them. Idaho statutes 25-2302 say we should contact the sheriff and once notified of the strays he shall attempt to locate and notify the owner where the livestock may be found. The owner then has 5 days to come get his livestock. More information about how to handle cows coming onto your property will be posted on the billboard by the well.

Every 5 years the pond has to be certified. Items that were in violation of the code that needed to be fixed before certification could take place were: the removal of the flash board and removal of any greenery growing on the dam. Thanks to Deb Hahn & Rick Cornforth we are now in compliance.

The safety and wellbeing of the Association and its members is the duty and privilege of everyone. Observed infractions of the rules and regulations should be reported as soon as possible. Members of the Board and designated security people are all appropriate individuals to whom infractions can be reported. Under certain circumstances it may be appropriate to notify law enforcement. Increased security and enforcement will be present this year for compliance with Association rules governing the roads and common areas. Violators may be fined.

IMPORTANT REMINDERS

- County Fire Restrictions. Fire prevention is a critical to us all. It is an Idaho law to have a burn permit for any fires. In most areas, permits are required year-round. BEFORE any burning, including any open fires, check with our local fire protection agency to be notified of any burn bans. Contact the Lava Hot Springs Fire District at 208 776-5820 and watch for information on our bulletin board located near the pavilion.
- Random sewage dumping or non-health dept. approved septic systems are prohibited (fines are imposed for violations). The sanitation dump is open & available for lot owner use. It is located at the entrance to the pavilion area.
- The dumpsters are for household waste only. No construction materials, old furniture, and other misc. junk. There are security cameras installed at the dumpsters and violators have been & will be fined.
- All ATV/UTV vehicles are required to have lot owner numbers on them while traveling on Lava Ranch roads. Stickers will again be available at the picnic or through board members. Please instruct your family & visitors to obey the posted speed limits, drive slowly & under control while traveling on the Lava Ranch roads.
- We've asked that 10 p.m. be the time of day to really tone it down. Everyone loves a good time, but please be mindful of your neighbors.
- The fish pond will be stocked again this year. Please be courteous & limit your daily catch to 2 fish per lot per day. You may remind non-lot owners that the pond is private property for the use of Lava Ranch owners & their family/friends.
- Lava Ranch is part of a lot owners association that has established rules & covenants. Make yourself familiar with these regulations. This information is available on the website lavaranchpoa.com.

Here are 2 examples:

All site development over \$2000 aggregate must be approved by the board.

Each lot and its abutting street are to be kept free of trash, weeds and other refuse by the lot owner.

NEW LOT DEVELOPMENT RULES MADE EASY

Lava Ranch Members: Due to the many requests for information pertaining to lot upgrades and development, I have received input from John Gest (former compliance officer), Bannock County, and current Board Members. The plan is to provide a check off list for each type of development containing Bannock County, Lava Ranch and Idaho State requirements. There will also be attached the necessary forms required by each organization. Our goal is to simplify the process to develop and upgrade your properties. Items being worked on are: driveways, parking areas, gates, power, sewer, sheds small and large and trailer coverings. I look forward to any input or questions you may have.

- Scott Campbell -

FUTURE PROJECTS FOR 2013-2014

Pavilion and grounds clean-up, restoration, and electrical upgrade
Water resources and second well development
BLM proposal for an easement access to Lava Ranch for the Nine-Mile Springs Fuel Reduction & Restoration Project
Welcome Packet for new members
Website revamp and technical support
Updating the Association Covenants and Bylaws
Development of an Association emergency evacuation plan

Once again we are asking for volunteers to help with projects and other areas of interest. Interested members should contact any Board member to sign up. For additional information about these projects and others please contact any Board member for details or send a request to lavaranchpoabod@gmail.com.

THE NECESSITY OF CULVERTS

If you have traveled the mountain roads on Lava Ranch, you may recognize that the biggest problem we have with the degradation of the roads is the drainage caused by water erosion. The past two years the focus has been to improve the road system to comply with County and Fire District standards and to maintain the roads in a manner to minimize additional drainage problems year after year.

The solution for erosion and storm water control is to make sure that culverts are inserted across natural pathways on the roads and to create gutters that will carry watershed appropriately. Approved culverts need to be installed across affected driveways to properly manage drainage. The required culverts need to be at least 20ft long and have drainage pipe of 12 or 15 inches in diameter depending on the road where it is being placed and the grade of the slope. We have many lots that will require culverts that did not have them before but will need them now due to widening the roads and drainage issues. Lots that have culverts in place now that meet the current requirements and can be moved without destroying them will be moved at no extra cost. Culverts on lots that are too small or in the wrong place will be replaced at owner expense. Attempts will be made to notify lot owners in advance of any required work and the approximate dates and costs for installation.

In order to ensure that each lot meets the standards set for culverts, the Association will install the culverts on lots where road work is being done and drainage could be an issue. The cost of the culvert will be billed to the lot owner by Special Assessment. Most members will be billed for 20ft based on current costs to the Association. Special assessments are due upon receipt and will be considered delinquent after 60 days. Interest will be charged at 18% per annum (1 ½% per month) on unpaid balances with accruing costs thereon until paid in full.

ROAD REPORT & WORK FOR 2013-2014

In 2011-2012, the Board agreed to extend the contract for road work for the following 2 years to Big J Construction. Under my management, Harry Scott, Big J Construction continued to build on the progress made the year before to upgrade and maintain the road system, including the needed fire exit from the east side of Lava Ranch. We accomplished most of our road plan from last year. I submitted an updated plan for this year, which the county accepted.

As more members are interested in obtaining building permits from the County we have to continue to widen the roads to comply with the County and Fire District requirements and work with them so people can obtain building and occupancy permits.

You may have noticed what some felt was the unsightly appearance of the work done by removing some trees and brush in easements last season. Part of the continuing road plan for Lava Ranch to meet Idaho State rural fire code (and enforced by the county) was started to widen the roads on lower Wolverine, Martin, Little Buffalo, Big Buck Pass, High Country, & Lynx. Since it was more cost effective for our dollars, we used a contractor that was doing work at Lava for the Three Rivers project. I felt the work was necessary and I am confident those areas will look better to you this year - although it is a continuing struggle to maintain what has already been done. Work to widen roads and/or grade roads was also done on Grouse Run, Big Bear, Upper Wolverine, Snowshoe, Egret Trail, Martin, Porcupine, & Little Buffalo.

Proposed 2013 Road Plan: Routine maintenance will be accomplished on all high traffic routes annually. Work to widen roads this year: Big Buck Pass from Lot 405 to Elk Pass, East end of Elk Pass to High Country Road, Weasel from Elk Pass to Maple Pass, Bobcat Circle, Wolf Run, High Country Road from Lot 135 to Lot 330, Maple Pass from Lot 330 to Lot 131, & Marten from 416 to 217. Continued easement work may include removal of trees from fire evacuation routes & spraying trees along right of way as funding allows.

I would like to thank Big J Construction for the great work they have done on the roads for us. We try to do the most we can for the least expense on our roads. I know we have a long way to go but each year it gets better. - Harry Scott -

A PROPOSAL FOR A NEIGHBORHOOD WATCH PROGRAM

Implementing a neighborhood watch program has been discussed in several past meetings. This year we are providing information about the program to help move the proposal forward. Since building a strong neighborhood watch program is not an overnight process it is important to find out how many members have an interest in a neighborhood watch program at Lava Ranch and how many people would join the group. Neighborhood Watch programs can provide a valuable service to communities.

The steps to building a successful program include 1) recruit and organize as many neighbors as possible, 2) use the involvement of local law enforcement as the primary liaison, 3) schedule training and conduct regular meetings, and 5) implement and take concrete action steps. Participation as a volunteer would include: being willing to document events and time frames; be willing to write reports or citations; and be willing to go to court in the event of trespassing, burglaries, vandalism or other criminal actions.

In order to avoid liability for the Association and its members, the relationship between the two must be carefully created and controlled. The program would need to be organized and run independent of the Lava Ranch Association. There cannot be an official relationship between the two groups other than to help enforce Lava Ranch rules and regulations by reporting offenders to the Compliance Officer for further action. In order to avoid possible liability while still allowing a neighborhood watch program that may benefit the community, the following conditions would need to apply: 1) The neighborhood watch program should only be established with help and guidance of the local law enforcement authorities; 2) The program should not be a committee of the Board or have any official connection to the Association; 3) The program should be an independent volunteer group that is not selected, appointed, confirmed or controlled by the Association Board; 4) A separate contract would need to be signed by each volunteer assuming personal liability for his/her actions; and 5) Volunteers would need to become familiar with Lava Ranch Corporate documents and local/county/state statutes relating to the areas of concern.

This program will need a coordinator and members. If you are interested, please send your contact information to lavaranchpoabod@gmail.com. We will forward it to the proper Lava Ranch member for action.

A NOTE OF THANKS

The Association and the Board of Director's want to expressly recognize and thank Don Babinchak, Jeanne Isom, Curtiss Frost, and Kevin Higley for their service on the Board of Directors. The resignations of Don and Jeanne have left 2 openings for the remaining 1 year of both terms. Both Curtiss's and Kevin's term would have expired at the end of this fiscal year. Don has served on the Board many times over the years and the Association has always benefitted from his knowledge and guidance. While on the Board, Jeanne was active in Board decisions and worked to reduce collections down to a manageable number. As Secretary, Curtiss faithfully recorded and published detailed minutes for both the Board and annual Association meetings. He also initiated work for the start of a Neighborhood Watch program. Kevin has acted as the unofficial historian for Lava Ranch and managed the Lava Ranch POA website for the last 2 years. They will all be missed. We are grateful for their service and wish them well this summer and for many summers to come.

CANDIDATES FOR LAVA RANCH 2013 BOARD OF DIRECTORS

As the annual meeting approaches, we are again looking for a few good people to replace those leaving the Board. We hope each lot owner at Lava Ranch will give consideration as to how they may assist in making our community better. One way is to run for a vacancy on the Board. The Board works to further the various aspects of Lava Ranch as a recreational community. If you have been on the Board before or have run for the Board in the past, please consider doing it again. There are 3 regular openings that have a term for 3 years and 2 openings that are for vacancies for 1 remaining year that will be filled at this year's meeting. If you would like to be on the ballot for one of the open positions, please notify Layne Barber, by mail at Lava Ranch POA, PO Box 131, Lava Hot Springs ID 83246 or by email at laynemail@gmail.com. Please include a brief statement to the following questions:

- What position and/or duties would you like to be considered for?
- What qualities, experience, and qualifications do you have that you feel would enhance the effectiveness of the Board?
- Tell us a little bit about yourself. For instance, how long have you owned property on Lava Ranch?

MINUTES OF THE 2012 ANNUAL MEETING (Last Year) TO BE APPROVED AT THIS YEAR'S ANNUAL MEETING

Meeting held at Frank May pavilion on July 14, 2012

President Layne Barber called the meeting to order at 11:00 a.m.

Board members present: Layne Barber, Mike Buckley, Kevin Higley, Jeanne Isom, Curtiss Frost, Harry Scott, John Gest, and Don Babinchak

Board Members absent: Loretta Conway

BOARD REPORTS

Mike Buckley – Vice President: We have been working with a new CPA firm. They have provided us with a balance sheet. They have found money we were not aware of. With this money we have been able to do some extra things. Repair Wolverine and fencing. We were able to do these things without raising the dues or touching the contingency fund. Mike says that after all the bills come in he will send our financial report out in an email or post it on the website. We have found out that we do not have a nonprofit status with the IRS. Mike will work on getting that back in place. The consequence of not having the nonprofit status is that some of our dues could be used towards income taxes not on the things we need to do.

Curtiss Frost - Secretary: Curtiss has been working on a neighborhood watch program. A list was sent around that volunteers could sign up if they had an interest in participating in the program. Items that we would concentrate on are: vandalism, trespassing and burglary. Curtiss will have Kevin post the website USAonwatch.org on LRPOA website.

Kevin Higley - Website: One of the biggest problems that people have when logging on to LRPOA's website is that most people forget to leave the space off between lot and lot number. It should look like this **lot481**, with your lot number in place of 481.

Jeanne Isom - Collections: In the past we have maintained an eight page list of delinquent dues. We are now down to one. The information to rent the pavilion is on the website. Appreciation for cleaning up after you use it was given. Jeanne had stickers made up to be used on your ATVs and vehicles to be able to help identify you as LRPOA owner or a guest of an owner. Kevin will place a pavilion calendar on the website.

Don Babinchak - Fences: Don gave a report on all the fence that was put up from last fall until now. Don believes that will take care of the problems with cows. Last year we spent \$6442 on fencing. That included about \$1800 in repair work. This year we have spent \$11040. Don instructed members to call or email him if they had problems with the cows. Two signs will be put up to indicate trespassing spots; One on the end of High Pine Ridge road and the other at the fish pond. There was a question on leaving the trail that the power project created open or closed. Layne said that we would discuss that in a Board Meeting and decide what we should do.

John Gest - Compliance: John has seen more of a community spirit in the past year.

Harry Scott - Roads: Harry has made a three year plan for the roads. John Miller talked about developing an evacuation plan in case of an emergency. You should register your cell phone with reverse 911. You can do that on Bannock County's website. Harry turned in a road improvement and maintenance plan to the county. Without this plan Harry states the county will not issue any building or occupancy permits for lots. We need to have lot owners clear the brush and trees away from the roads so that we can widen them. This will save the association a lot of money. Lot owners can apply with Three Rivers to use their chipper to take care of the cuttings. Do not put chips on the roads or you will be required to have them removed. Big J has done a great job on the roads. We were able to fix the Wolverine Pass road without getting into the contingency fund. The power project on High Pine road has left a trail that Association is looking at for a future fire exit. You can print off maps of LRPOA on our website. Kevin will put the Three Rivers form for matching funds on the website. Filling out this form and turning it in will help in secure fire protection grants in the future.

The budget for 2012-2013 year was discussed by Layne. Marv Zaugg asked what the \$2500 cost was for in the accounting area. This was to pay for a CPA to straighten out our books. The dumpster costs are down 10 to 15% from last year. The cameras are helping to reduce those costs. A motion was made to approve the 2012-2013 year budget. It was seconded. The motion passed unanimously.

Nominations for the Board were presented

Deb Hahn Lot 389

Adrienne Buckley Lot 289

Scott Campbell Lot 336

Mike Buckley Lot 289

The new Board members are:

Deb Hahn

Adrienne Buckley

Scott Campbell

Harry Scott made the motion to close the meeting. Don Babinchak 2nd. Motion passed.

If you are unable to attend the annual meeting, we encourage you to complete the form below to authorize a qualified lot owner to represent your vote on Association matters. This insures that you have a voice in Lava Ranch. Please fill out the form with all the information and mail it to the POB by July 5th or submit it to your chosen representative prior to the annual meeting.

**Lava Ranch Property Owners Association 2012-2013 BUDGET RECAP & PROPOSED BUDGET FOR FISCAL YEAR 2013-2014
Proxy Form**

I _____ do hereby swear that I am the registered owner of lot number/numbers _____ in Lava Ranch sub division, Bannock County, Idaho.
I authorize _____ who is the registered owner of lot number _____ in Lava Ranch sub division, Bannock County, Idaho to act as my proxy on all matters presented for action at the L.R.P.O.A. meeting to be held on July 13, 2013 11:00 am at the Frank May pavilion.
I certify that the information provided is true and correct. That all parties listed are members in good standing and authorized to participate in the above mentioned meeting.

Signature _____

Date _____ Number of Lot/Lots _____

Note: All proxy forms must be signed and submitted prior to the beginning of the meeting. Unsigned or late proxy forms

UPDATES FROM THE TREASURER

There are 470 lots that comprise Lava Ranch and 408 lot owners (not including the one owned by Bannock County). There are 295 owners/members from Utah, 83 owners/members with Idaho addresses, and 30 owners/members from other States. As neighbors and members in Lava Ranch Property Owners Association, we share the expenses to maintain the roads, pavilion, and all the other amenities associated with Lava Ranch Sub-Division. In order to be a member in good standing there can be no assessments or fees outstanding after the grace periods for payment.

This year there has been a serious attempt at collecting money on past due accounts. At publication, the delinquent assessments that remain unpaid total \$9,915 from this and previous years. We processed law suits on 2 owners in small claims court and collected on one and was awarded a default judgment on the other. We are also trying to collect another delinquent amount from the bankruptcy court. Those delinquencies with interest and legal fees total \$6,525. At publication, there are another 24 owners that are no longer members in good standing and have lost their membership rights because of delinquent dues and/or other assessments (including unpaid interest) totaling \$3390. We wish to thank all those members that take their obligation to Lava Ranch seriously and pay on time.

Lava Ranch is an Idaho Non-Profit Cooperative Corporation. The mandatory membership within Lava Ranch grants the right of use to each member in good standing. The member receives a long-term proprietary "lease" to the Association owned property as long as the member owns shares/lots in Lava Ranch. The annual dues that are paid is the member's proportionate share of the expenses the corporation incurs in operating the cooperative - such as insurance, taxes, maintenance, management, and debt service. Any excess unused funds at year end should be allocated to future projects to benefit the association.

On the reverse side of this page are the details of income & expenses from fiscal year 2012-2013 and the proposed budget for the fiscal year 2013-2014. Income and expenses are proposed based on historical averages and on the expected income and expenses for all the things necessary or convenient to carry out its affairs. Through the corporate documents, the Board of Director's is required to meet the obligations of the Property Owners' Association and may make adjustments as needed to the proposed budget. Shortfalls in income or overages in expenses are covered by cash reserves.

Detailed information about the financials is available to members/owners upon request. Please contact the Association Treasurer, Adrienne Buckley, at a2.lavaranch@gmail.com.

2012-2013 BUDGET RECAP & PROPOSED BUDGET FOR FISCAL YEAR 2013-2014

	2012-2013 APPROVED BUDGET	2012-2013 BUDGET RECAP	PROPOSED VS ACTUAL	2013-2014 PROPOSED BUDGET
INCOME				
TRANSFER FROM CASH RESERVES	\$ 26,042.00	\$ 5,911.57		\$ 26,125.00
LRPOA 5 ACRE ASSESSMENTS	\$ 94,000.00	\$ 88,855.00	\$ (5,145.00)	\$ 93,000.00
COLLECTIONS & INTEREST ON DELINQUENT ACCTS	\$ 3,500.00	\$ 16,191.57	\$ 12,691.57	\$ 3,000.00
OTHER INCOME	\$ 800.00	\$ 2,952.84	\$ 2,152.84	\$ 1,350.00
TOTAL 2012-2013 INCOME	\$ 124,342.00	\$ 113,910.98	\$ 9,699.41	\$ 123,475.00
EXPENSE DEVELOPMENT & MAINTENANCE				
ROAD WORK	\$ 85,000.00	\$ 84,998.40	\$ 1.60	\$ 71,500.00
FIRE PROTECTION/SAFETY	\$ 100.00	\$ -	\$ 100.00	\$ 250.00
FENCE REPAIRS	\$ 10,000.00	\$ 8,175.00	\$ 1,825.00	\$ 3,000.00
ELECTRICITY	\$ 250.00	\$ 234.10	\$ 15.90	\$ 350.00
SIGNS	\$ 500.00	\$ 189.94	\$ 310.06	\$ 300.00
LOCKS/KEYS/GATES	\$ 500.00	\$ 127.92	\$ 372.08	\$ 750.00
WEED CONTROL	\$ 300.00	\$ -	\$ 300.00	\$ 1,750.00
PAVILION - RESTROOM MAINT/SUPPLIES	\$ 50.00	\$ 58.98	\$ (8.98)	\$ 3,750.00
WATER SOURCE TESTING & WELL MAINTENANCE	\$ 500.00	\$ 153.00	\$ 347.00	\$ 17,500.00
MEMBER BENEFITS				
ANNUAL PICNIC	\$ 2,000.00	\$ 1,250.00	\$ 750.00	\$ 1,500.00
POND - FISH	\$ 750.00	\$ 700.00	\$ 50.00	\$ 700.00
GARBAGE/DUMPSTER SERVICE	\$ 6,000.00	\$ 5,496.37	\$ 503.63	\$ 6,500.00
SECURITY SERVICE	\$ 1,750.00	\$ 1,000.00	\$ 750.00	\$ 1,250.00
EMERGENCY TELEPHONE	\$ 300.00	\$ 360.08	\$ (60.08)	\$ 400.00
MANAGEMENT COSTS				
LIABILITY INSURANCE - COMMON AREA	\$ 5,000.00	\$ 4,700.85	\$ 299.15	\$ 5,000.00
LIABILITY INSURANCE - BOD	\$ 1,500.00	\$ 1,386.00	\$ 114.00	\$ 1,425.00
CPA	\$ 2,500.00	\$ 455.00	\$ 2,045.00	\$ 750.00
POSTAGE/COPIES/OFFICE SUPPLIES	\$ 800.00	\$ 1,221.93	\$ (421.93)	\$ 2,000.00
BANK FEES	\$ -	\$ 68.00	\$ (68.00)	\$ 150.00
RETURN CHECKS + FEES	\$ -	\$ 12.00	\$ (12.00)	\$ 0.00
PO BOX 131	\$ 42.00	\$ 44.00	\$ (2.00)	\$ 50.00
PROPERTY TAXES - COMMON AREA	\$ 1,000.00	\$ 758.68	\$ 241.32	\$ 850.00
INCOME TAXES - FED/STATE	\$ -	\$ 225.00	\$ (225.00)	\$ 0.00
WEB SITE/INTERNET	\$ 500.00	\$ 85.00	\$ 415.00	\$ 1,000.00
LEGAL FEES/COLLECTION FEES	\$ 4,000.00	\$ 1,117.50	\$ 2,882.50	\$ 2,000.00
OTHER EXPENSES				
COMMUNITY RELATIONS	\$ 500.00	\$ 500.00	\$ -	\$ 500.00
MISC EXPENSES	\$ 500.00	\$ 593.23	\$ (93.23)	\$ 250.00
EXPENSE TOTALS	\$ 124,342.00	\$ 113,910.98	\$ 10,431.02	\$ 123,475.00
NET REVENUE	0.00	0.00		\$ 0.00
SHORTFALLS ARE COVERED BY FUNDS FROM CASH RESERVES				
ACTUALS FOR FENCE REPAIRS, WATER SOURCE, & POSTAGE ACCOUNTS ARE PROJECTED THRU ESTIMATED YEAR END TOTALS				

CURRENT OPERATING FUNDS – WELLS FARGO OPERATING ACCOUNT	\$32,316.68
DESIGNATED RESERVE ACCOUNT/ CONTINGENCY FUND – WELLS FARGO HIGH YIELD ACCT.	\$63,888.99
ESTIMATED FUTURE LIABILITIES	\$26,125.00
 UNCOLLECTED DELINQUENT DUES, ASSESSMENTS, ETC	 \$ 9,914.60

BALANCES ON THE FINANCIALS ARE REPORTED AS OF JUNE 5, 2013. It is my reasonable belief the financials have been prepared using generally accepted accounting principles and are accurate to the best of my knowledge. - Adrienne Buckley, Treasurer -