

**Indian Springs Landowners Association, Inc.
2023 Proposed Budget**

TOTAL	TOTAL
2022	2023

NOTES

Income

40000 - Lot Assessments	22,260.00	22,260.00	159 lots * \$140/lot
40010 - Road Repair Funds			
40011 - 2021 Collected Funds	15,900.00	0	No special assessments planned in 2023. Remove from budget.
40012 - 2022 Collected Funds	15,900.00	0	No special assessments planned in 2023. Remove from budget.
Total 40010 - Road Repair Funds	31,800.00	0.00	
43000 - Grant	5,000.00	5,000.00	Expected usage of grant for roadside mitigation, offset with related expense (62000 - Fire Protection and Prevention)

Total Income 54,060.00 27,260.00

Expense

60000 - Administrative & Operating			
60010 - Annual Filings	43.00	100.00	Based on 2022 actual expenses
60013 - Attorney Fees	500.00	0.00	No costs in 2021 / 2022, remove from budget
60014 - Attorney Filings	1,000.00	0.00	No costs in 2021 / 2022, remove from budget
60020 - Copies and Postage	500.00	300.00	
60030 - Fees	100.00	0.00	No costs in 2021 / 2022, remove from budget
60050 - Secretary/Treasurer Function	1,800.00	0.00	Secretary no longer a paid position, some responsibilities / costs moved into 60055 - Bookkeeping
60055 - Bookkeeping	1,200.00	2,400.00	Higher hourly rate, greater responsibilities / time requirement (invoice and delinquency notifications and mailings, etc)
60070 - Web Support and Maintenance	0.00	25.00	Annual domain cost, more expensive website storage and plan not due until 2026
60060 - Supplies	200.00	250.00	Based on 2022 costs, coverage for any admin supplies, etc
60080 - Workmans Comp Insurance	520.00	0.00	Cancelled for budget savings, replaced with a Subcontractor Waiver Agreement for ISLA protections
Total 60000 - Administrative & Operating	5,863.00	3,075.00	
62000 - Fire Protection and Prevention	5,000.00	5,000.00	Expected Roadside Mitigation costs against the related 43000 - Grant
62500 - HOA Meetings	300.00	200.00	Based on 2021 / 2022 costs for annual meeting costs. Renting the school, etc
63000 - Insurance	0.00	500.00	Based on 2021 / 2022 costs for auto and std insurance adjusting for expected annual increases
64000 - Project and Misc.	192.00	0.00	No costs in 2021 / 2022, remove from budget
64500 - Road Maintenance			
64505 - Grading	6,600.00	10,000.00	Based on 2021 / 2022 costs for a spring and fall grading. Cheapest cost after reviewing other contractors.
64510 - General Maintenance and Repair	6,000.00	5,000.00	Expected road repair costs outside of grading (cleaning culverts, roadbase, etc)
Total 64500 - Road Maintenance	12,600.00	15,000.00	
65000 - Taxes			
65030 - Property Tax	192.00	350.00	Based on 2021 / 2022 costs plus expected addition for Station 3 building
Total 65000 - Taxes	192.00	350.00	
66000 - Utilities	120.00	600.00	Based on \$40 monthly Sangre dues, plus usage of additional electricity plus any propane costs
67000 - Vehicle			
67010 - Auto Insurance	1,400.00	1,800.00	Based on 2021 / 2022 annual premium costs plus expected annual increase. Payroll clause cancelled to save budget.
67020 - Fuel	500.00	500.00	Based on 2021 / 2022 costs plus expected annual increase
67030 - Maintenance & Repair	750.00	750.00	Based on prior general annual maintenance costs (general maintenance, unexpected repairs)
67040 - Registrations	266.00	0.00	Cancelling to save budget money, given vehicle does not leave ISLA property. Remove from budget.
Total 67000 - Vehicle	2,916.00	3,050.00	

Total Expense 22,183.00 27,775.00

Net Income 31,877.00 -515.00 **Overage**