

GOLD MOUNTAIN HOMEOWNERS	2019	2018
GENERAL & ADMINISTRATIVE EXPENSE		
Bank Charges		\$500.00
Business Licenses & Fees		\$45.00
Meals & Travel		\$500.00
Clerical & Other Office Supplies	\$ 6,000.00	\$5,000.00
Postage	\$ 3,000.00	\$1,200.00
Collection Fees		\$1,000.00
Dues & Subscriptions	\$ 1,000.00	\$500.00
General Insurance- Fire & Liability	\$ 20,200.00	\$19,190.00
Real Property Tax		\$0.00
Accounting Services (audit)	\$ 3,000.00	\$2,500.00
Legal Services	\$ 10,000.00	\$10,000.00
REO Holding Expense		\$0.00
HFR Consulting/Forester		\$3,000.00
Bad Debt Expense	\$ 2,300.00	\$1,500.00
Annual Meeting/ Room rental	\$ 5,000.00	\$5,000.00
Misc. Expenses	\$ 5,300.00	\$1,000.00
Total General & Admin Expenses	\$ 55,800.00	\$50,935.00
FACILITY EXPENSE		
Utilities	\$ 12,000.00	\$14,000.00
Fire Safety/HFR- other	\$ 15,000.00	\$21,000.00
Equipment Lease		\$5,000.00
Auto & Equipment Repair		\$11,000.00
Auto Fuel	\$ 5,500.00	\$7,000.00
Telephone/Fax/Cellular/Internet	\$ 7,300.00	\$10,000.00
Computers Server & Networking		\$1,100.00
Security& Fire Alarm- Service		\$420.00
Maintenance Materials & Supplies	\$ 20,000.00	\$5,000.00
Snow Removal - Other		\$7,500.00
Storage/ Shop Building		\$500.00
Gate/Entry Maintenance	\$ 6,000.00	\$5,000.00
Landscape Contract General		\$0.00
Road Maintenance Expense		\$2,000.00
Total Facilities Expense	\$ 65,800.00	\$89,520.00
PAYROLL / MANAGEMENT EXPENSE		
Professional Management Fees - Hignell Company	\$ 29,200.00	\$28,000.00
Professional Mgmt Fees- Extra -Hignell Company	\$ 6,000.00	\$5,000.00
Clerical Payroll- New On-site Admin. Position	\$ 10,000.00	\$10,000.00
Salaries & Wages Onsite Maintenance Manager	\$ 50,000.00	\$15,000.00
Maintenance & Repair- Payroll		\$8,000.00
Other Maintenance Payroll	\$ 33,300.00	\$15,000.00
Road Maintenance Payroll		\$13,000.00
Snow Removal Payroll	\$ 1,000.00	\$19,000.00
Fuel Reduction Payroll		\$5,000.00
HFR Payroll	\$ 10,000.00	\$10,000.00
Trails Payroll		\$5,000.00
Payroll Expenses - Taxes, Fica	\$ 10,500.00	\$13,000.00
Workers Comp		\$2,171.00
Emergency Expense	\$ 16,000.00	\$6,124.00
Total Payroll Expense	\$ 166,000.00	\$154,295.00
High Speed Internet Project-Other		
TOTAL OPERATING	\$ 287,600.00	\$294,750.00
TOTAL RESERVE	\$ 280,403.00	\$257,250.00
TOTAL ASSESSMENT	\$ 568,003.00	\$552,000.00
TOTAL 2019 UNIT ASSESSMENT per QUARTER	\$ 355.00	\$345.00

Notes

Merged with Misc. Expenses
Merged to Dues & Subscriptions.
Eliminated
On site office, copier, paper
Moved to Bad Debt Expense
Web site, Eastern Plumas Membership, Calif Business Lic.
Self Insuring New gates
Moved to Payroll
HOA assessment non payments
Office rent \$2,040, Annual Mtg costs \$1200, CSD Chg \$300
Bank Chgs, employee posters, cleanup day food, fire tax, etc.

Ferrell Gas, Electric, CSD reimb.
Non Compliant lots- clearing
Eliminated
Merged with Maintenance & Repair
Gate phone \$5100 yr/ Cell \$1070/ Alarm & website provdr
Merged with Telephone/Fax/ Cell
Merged
All manager buys for maint of gates, roads, equip, trucks
Included in Payroll
Merged with Maintenance Materials
Paid out of Reserves

4% increase
Special Projects outside scope, weekend /overtime meetings.
One line for all of Maintenance Manager's Payroll
One line for all of Maintenance Employee Payroll
On Call Snow Removal
One line for all of HFT Supervisor Payroll
Merged into Insurance
Omitted from Budget