

Memorandum to Dillon Pines Owners re 2015 Budget, No Increase to Dues, Parking, Snow Plowing, Unit Insurance (HO6) Policies, Carbon Monoxide Detectors, Decks, Dog Poo, Fireplace Cleaning and Owner Information

Dear Dillon Pines Homeowner,

The Dillon Pines Board of Directors would like to present the attached Homeowners' Association Operating Budget for 2015. There is no increase to dues.

The Town of Dillon has restructured water billing, and Dillon Pines should realize a 35% savings next year, due to the restructuring of the tier.

As we enter the winter season, please remember that each unit is to have at most 2 vehicles parked on site at Dillon Pines at any one time. The Town of Dillon has overflow parking available; please be sure to check with the Town of Dillon as to the updated overflow parking schedule. The town of Dillon can be reached at 970-468-2403.

Please be sure to remove your vehicles from the parking lot at Dillon Pines by 9:00 am on all mornings in which we receive 3 or more inches of snow to allow the snow plow contractor to properly remove snow from the area. Please pass this info on to your guests!

All Owners at Dillon Pines are REQUIRED to have insurance coverage on their unit; feel free to contact Farmers Insurance at 970-879-1330 to get a quote on an HO6 Policy. Please fax a copy of your HO6 policy to 970-468-2556 or email to DBorel@srgsummit.com.

The Dillon Pines Board of Directors STRONGLY recommends that you purchase and install Carbon Monoxide detectors in your unit! Please also be sure to change your unit smoke detector batteries regularly.

Please be sure to keep your exterior unit decks neat and tidy! Decks are not to be used for storage.

Please pick up after your pets!

The Dillon Pines Board of Directors would like to remind you to have your fireplace and chimney cleaned and inspected annually. Consider it Done, (970) 420-9867, can provide this service for you; other companies are available in the phone book.

Be sure to set your in unit thermostats between 55 and 65 degrees to avoid frozen pipes!

Best wishes to everyone for a Happy Holiday Season!

Sincerely,

Dillon Pines Board of Directors

Dillon Pines Operating Budget
 January 1, 2015 - December 31, 2015
 Approved

INCOME	ACCOUNT DESCRIPTION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
400	DUES	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	7,776.65	93,319.80
403	LATE FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
409	INTEREST INCOME	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
410	MISC. INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BUDGET INCOME	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	7,777.65	93,331.80
EXPENSES														
501	ACCOUNTING AND LEGAL	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
502	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
504	INSURANCE	566.42	566.42	566.42	863.23	611.00	611.00	611.00	611.00	611.00	611.00	611.00	611.00	7,450.49
505	MANAGEMENT FEES	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	2,604.00	31,248.00
506	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
507	POSTAGE/OFFICE	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	20.71	262.71
509	REPAIRS AND MAINT.	196.00	196.00	196.00	196.00	196.00	196.00	196.00	196.00	196.00	196.00	196.00	196.00	2,352.00
510	WATER / SEWER	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	1,367.00	16,404.00
511	SNOW REMOVAL	350.00	700.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00	2,450.00
512	TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
513	CABLE TV	954.98	954.98	983.63	983.63	983.63	983.63	983.63	983.63	983.63	983.63	983.63	983.63	11,746.26
514	TRASH REMOVAL	228.00	228.00	228.00	228.00	228.00	228.00	228.00	228.00	228.00	228.00	228.00	228.00	2,736.00
515	CONSULTING / PROFESS. FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
520	ELECTRICITY	205.00	205.00	205.00	205.00	85.00	85.00	85.00	85.00	85.00	85.00	215.00	215.00	1,760.00
521	TAXES AND LICENSES	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
525	LANDSCAPING	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	1,500.00
530	CONTINGENCY	121.52	121.52	121.53	121.53	121.53	121.53	121.53	121.53	121.53	121.53	121.53	121.53	1,458.34
533	MEETING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
540	RESERVE FUND	802.00	802.00	802.00	802.00	802.00	802.00	802.00	802.00	802.00	802.00	802.00	802.00	9,624.00
538	ALLOWANCE for DOUBTFUL ACCTS	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
	BUDGET EXPENSE	7,731.92	8,431.92	7,770.58	8,057.39	7,335.16	7,835.16	7,835.16	7,835.16	7,535.16	7,335.16	7,815.16	7,813.87	93,331.80
	Surplus/ Deficit	45.73	-654.27	7.07	-279.74	442.49	-57.51	-57.51	-57.51	242.49	442.49	-37.51	-36.22	0.00