

Account	Description	2009 Budget	2010 Budget	2011 Budget	2012 Budget	2013 Budget	2014 Budget	2015 Budget
INCOME:								
04500	Assessment Income	\$ 80,380.00	\$ 65,016.00	\$ 65,016.00	\$74,436.00	\$74,436.00	\$74,436.00	\$74,436.00
05690	ARC Income	\$ -	\$ -	\$ -	\$0.00	\$ -	\$ -	\$ -
05700	Miscellaneous Income	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05710	Bad Debt Collected	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05721	Reserve Interest Income	\$ 78.00	\$ 350.00	\$ 200.00	\$25.00	\$ 25.00	\$ 25.00	\$ 25.00
05801	Late Charges	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05899	Reserve Fund Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal Income	\$ 81,578.00	\$ 65,366.00	\$ 65,216.00	\$ 74,461.00	\$ 74,461.00	\$ 74,461.00	\$ 74,461.00
EXPENSES								
Utilities								
06055	Electricity	\$ 450.00	\$ 475.00	\$ 475.00	\$350.00	\$ 350.00	\$ 350.00	\$ 350.00
	Utilities	\$ 450.00	\$ 475.00	\$ 475.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Contracts								
06101	Management Contract	\$ 17,147.00	\$ 7,656.25	\$ 8,039.05	\$8,441.00	\$ 8,864.00	\$ 8,864.00	\$ 8,864.00
06102	Grounds Maint. Contract	\$ 19,530.00	\$ 14,000.00	\$ 15,360.00	\$13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00
06107	Trash Removal Contract	\$ 14,060.00	\$ 10,450.00	\$ 11,458.00	\$11,500.00	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00
06108	Snow Removal Contract	\$ 6,000.00	\$ 1,000.00	\$ 1,000.00	\$1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
06135	Storm Water Maint.	\$ 2,500.00	\$ 850.00	\$ 850.00	\$600.00	\$ 600.00	\$ 600.00	\$ 600.00
	Contracts	\$ 59,237.00	\$ 33,956.25	\$ 36,707.05	\$ 35,041.00	\$ 35,464.00	\$ 35,464.00	\$ 35,464.00
Maintenance								
06201	Maint. & Repairs	\$ 2,200.00	\$ 2,349.75	\$ 7,000.00	\$6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
06211	Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06255	Tree Maint.	\$ 1,500.00	\$ 2,000.00	\$ 1,000.00	\$2,565.00	\$ 2,565.00	\$ 2,565.00	\$ 2,565.00
06263	Landscape	\$ 1,236.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Maintenance	\$ 4,936.00	\$ 4,349.75	\$ 8,000.00	\$ 8,565.00	\$ 8,565.00	\$ 8,565.00	\$ 8,565.00

Unanticipated Small Projects

Unanticipated Project

\$5,500.00	\$	5,500.00	\$	5,500.00	\$	5,500.00
\$ 5,500.00	\$	5,500.00	\$	5,500.00	\$	5,500.00

General & Administrative

07100	Administrative	\$ 650.00	\$ 650.00	\$ 800.00	\$800.00	\$800.00	\$800.00	\$800.00
07105	Accounting & Audit	\$ 2,310.00	\$ 2,260.00	\$ 2,200.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00
07106	Bad Debt Expense	\$ -	\$ 2,400.00	\$ -	\$850.00	\$ 850.00	\$ 850.00	\$ 850.00
07107	Assessment Discount	\$ 200.00	\$ 250.00	\$ 823.00	\$660.00	\$ 660.00	\$ 660.00	\$ 660.00
07120	Postage & Mail	\$ 2,000.00	\$ 2,100.00	\$ 1,200.00	\$1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
07130	Coupon Printing	\$ 770.00	\$ 775.00	\$ 525.00	\$670.00	\$ 670.00	\$ 670.00	\$ 670.00
07140	Printing & Reproduction	\$ 2,000.00	\$ 2,450.00	\$ 2,450.00	\$2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
07150	Legal Fees	\$ 2,000.00	\$ 8,000.00	\$ 4,000.00	\$4,000.00	\$ 3,577.00	\$ 3,577.00	\$ 3,577.00
07161	Fees & Licenses	\$ 675.00	\$ 400.00	\$ 500.00	\$500.00	\$ 500.00	\$ 500.00	\$ 500.00
07195	Consultant Fee	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07162	Web site Development & Maintenance	\$ -	\$ -	\$ 1,000.00	\$2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00

General & Administrative	\$ 11,105.00	\$ 19,285.00	\$ 13,498.00	\$ 15,030.00	\$14,607.00	\$14,607.00	\$14,607.00
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Taxes & Insurance

07201	General Insurance	\$ 1,350.00	\$ 2,450.00	\$ 2,335.92	\$2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
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Taxes & Insurance	\$ 1,350.00	\$ 2,450.00	\$ 2,335.92	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
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Reserves

08600	Reserve Contribution	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
08601	Reserve Int. Contribution	\$ 78.00	\$ 350.00	\$ 200.00	\$25.00	\$ 25.00	\$ 25.00	\$ 25.00

Reserves	\$ 4,578.00	\$ 4,350.00	\$ 4,200.00	\$ 7,525.00	\$ 7,525.00	\$ 7,525.00	\$ 7,525.00
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TOTAL EXPENSES	\$ 81,656.00	\$ 64,866.00	\$ 65,215.97	\$ 74,461.00	\$ 74,461.00	\$ 74,461.00	\$ 74,461.00
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Current Year Net Inc/(loss)	\$ (78.00)	\$ 500.00	\$ 0.03	\$ -	\$ -	\$ -	\$ -
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Dues Calculation: Snow Removal for TH only, There are 20 TH and 137 SF

General Assessment	\$ 39.48	\$ 33.98	\$ 33.98	\$ 38.98	38.98	38.98	38.98
TH Add'l Assessment	\$ 25.00	\$ 4.17	\$ 4.17	\$ 4.17	4.17	4.17	4.17

HOA Monthly Dues

Single Family (137)	\$ 40.00	\$	34.00	\$ 34.00	\$ 39.00	\$39.00	\$39.00	\$39.00
Town Home (20)	\$ 65.00	\$	38.00	\$ 38.00	\$ 43.00	\$43.00	\$43.00	\$43.00

HOA Annual Dues

Single Family (137)				\$468	\$468
Town Home (20)				\$516	\$516