

Appendix:

2012 Budget:

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	2012 BUDGET	2011 BUDGET	2011 ACTUAL	Var from '11	Comments/Questions
Assumptions:					
Average number of dues-paying owners for the year	19	17	16	2	
Average monthly dues amount	125	125	125	-	
Target HOA Dues	26,125	23,375		2,750	
Income:					
Dues Actually Received			26,193		
Assessment Due					
Reserve Income					
Late Charges					
Interest Income	-		7.80	-	
Total Income	26,125	23,375	26,200.30	2,750	
Expenses:					
Office Expenses:					
Bank Service Charges	150	150	81.90	-	
Filing Fees	400	400	365.00	-	
Postage and Delivery	350	350	349.50	-	
Accounting	1,250	500	1,164.09	750	
Bookkeeper	1,250	1,250	1,010.00	-	
Legal					
General	1,000	1,000	-	1,000	did not have general legal in 2011, but just in case
Fontaine Lien			9,822.77	-	
Insurance					
HOA D&O Insurance	3,500	2,200	3,577.42	1,300	assuming slight price increase
Entryway Improvement Insurance	750	650	63.97	100	assuming slight price increase
Maintenance:					
Snow Plowing	2,500	2,000	1,700.00	500	
Road Grading and Upkeep	2,500	5,000	-	(2,500)	did not pay to regrade road in '11
Fire and Beetle Mitigation (06 Budget \$24k)			-		
Fence Repair					removed most of fence
Utilities					
Phone/Fax/Data	1,250	1,320	1,156.48	(70)	
Gas and Electric	500	750	239.38	(250)	
Trash Collection	250	600	151.50	(350)	
Repairs					Any repairs from Insurance / Reserve
Improvements:					
Signage					
Additional '12 signage	2,851		3,843.13	2,851	to complete addition of "Welcome" signs
Entryway- Gate	-		(3,323.63)	-	
Entryway- Gate- lighting?	3,000	3,000	-	-	didn't put lighting in, suggest carrying forward
Entryway improvements	2,000	2,000	500.00	-	
Entryway plantings	1,500	4,000	-	(2,500)	did not pursue, other than basic landscaping / chipping
Total Expenses	25,001	25,170	20,991.51	(169)	
Net Income	1,124	(1,795)	5,208.79	2,919	