The Buttes Homeowners Association

2011 Budget

		Projected Income			
		Dues'	Income	$121,450.00	Forecasted to have approx 347 homes (paying dues) in 2011 (incl. US Bank)
	Assuming a 8% Delinquency subtract (bad debt)			$9,716.00	see note 1 below
	Total Income minus Delinquency:			$111,734.00	
	Potential additional INCOME			**45,000.00**	from current liens & Lawsuits (***probable collectable portion***)
	Potential total income			**156,734.00**	
			2011 Expenses:	$110,300.00	
		2011 Surplus or (Deficit):		$46,434.00	Estimated based on receipt of liens & lawsuit collections
	Income Item	**2011 Budget**	2010 Actual		
	Dues Income	**see**	**above**		
		see	**above**		
		see	**above**		
	TOTAL INCOME 2010		102,585.00	to date	
Account	Expense Item				Remarks
	Fixed				
5102	Property Taxes	**600.00**	570.00	0.54%	based on current charges
5115	Insurance	**4,525.00**	4,521.00	4.10%	liability ins on common areas plus
					Director officer coverage
	Administrative				
5205	Accounting	**120.00**	100.00	0.11%	Annual IRS filing.
5210	Website	**420.00**	710.00	0.38%	web site maint. + site management
5230	Legal	**6,000.00**	4,407.00	5.44%	Liens & other legal issues
5240	Management	**17,500.00**	16,887.00	15.87%	fee progressively increases with closings
5260	Supplies	**3,000.00**	2,778.00	2.72%	mailings;letters,notices&misc. supplies
5245	Misc Admin	**250.00**	488.00	0.23%	sign map in 2010 actual column
5245	Meeting Room fees	**500.00**	300.00	0.45%	member & committee meetings
5245	Advertising	**100.00**	94.00	0.09%	Garage sale ads
5231	Sheriff Security Patrols	**0.00**	480.00	0.00%	
5231	Parking/Towing patrols	**0.00**	1,920.00	0.00%	
	Utility				
5310	Electricity	**8,425.00**	8,023.00	7.64%	Estimate based on current charges +5%
5340	security&gate phone lines	**1,800.00**	1,777.00	1.63%	service for Gate, camera & computer lines
5345	Water	**2,400.00**	2,250.00	2.18%	Estimate based on current charges +5%
	Repair/Maintenance				
5465	Grounds Maint contract	**30,660.00**	30,291.00	27.80%	based on current charges & contract
5464	Grounds Extra		18,794.00	0.00%	non-maint. over/above contract (i.e. tree replac.)
5424	Drain/Storm Sewer	**2,500.00**	0.00	2.27%	supposed to do in late march each yr
5468	Irrigation system	**1,000.00**	2,600.00	0.91%	Estimate based on current charges
5476	Mailbox Stand Maint		1,093.00	0.00%	paint & maintain stands
5475	Miscellaneous	**1,000.00**	3,370.00	0.91%	unforeseen repairs/maint.
5494	Gates	**2,500.00**	2,049.00	2.27%	Gate repairs & maint.
5490	Gate programming		1,003.00	0.00%	incl. remotes
5481	Snow Removal & sand clean up	**25,000.00**	7,537.00	22.67%	
5532	Card Road Maint.	**2,000.00**	1,533.00	1.81%	requirement by County/Fire (as needed)
5472	lighting		0.00	0.00%	
5487	signage		4,408.00	0.00%	
5463	Guardrail	**0.00**	0.00	0.00%	see note 2 below (& ins. reimb. Line 62 below)
5495	Vandalism Repairs		1,371.00	0.00%	
5467	Gate Wreck	**xxxxxxxxxxx**	2,395.00		money spent on repairs (2010 actual column)
5467	Camera Shed Break in	**xxxxxxxxxxx**	1,371.00		money spent on repairs (2010 actual column)
5467	Guardrail Accident	**xxxxxxxxxxx**	8,536.00		money spent on repairs (2010 actual column)
	Replacement				
5525	Guardrail	**0.00**	0.00	0.00%	Guardrails would now be by spec. assmnt. if ins. does not cover… (see note 2 below)
5526	Mailboxes		0.00	0.00%	
5532	Road		3,093.00	0.00%	road striping (budget to do every 3 years) -done in 2010
	TOTAL EXPENSES		131,656.00		
5467	**MINUS**	**Ins. proceeds**	24,172.00		Received from Ins. companies for claims made
	EQUALS actual exp.'10		107,484.00		
					149400
	Reserves				
	General Reserves		0.00	0.00%	
	Grand Totals	**110,300.00**	107,484.00	100%	
	Annual Dues amount	$350.00			

notes:

1) This also takes into consideration a delinquency factor of approx. 8% - (yes, some of your neighbors do not pay their dues.) approx. 28 at this time…

2) Guardrail repairs- No money was plugged in for hit & run accidents that may continue to occur. if/when this happens, a special assessment will have to be made in order to pay for the repairs.