

Snowden Overlook Community Association
Budget Work Sheet

	ACTUAL 2011	YTD 2012	BALANCE 2012	PROJECTED 2012	APPROVED 2012	PROPOSED 2013
INCOME						
Assessments-343 Units @ \$155/mo.	637,980	372,155	265,825	637,980	637,980	637,980
2012 Carry-Over						40,000
Bad Debt	0	0	(12,800)	(12,800)	(12,800)	(12,800)
Swimming Pool Fees	385	260	87	347	500	500
Facility Rental	4,400	2,650	1,893	4,543	4,800	4,800
Miscellaneous Income	430	480	343	823	500	500
Event Income	11,399	4,400	3,143	7,543	10,000	10,000
Interest On Checking	306	151	108	259	1,000	500
TOTAL INCOME	654,900	380,096	258,598	638,694	641,980	681,480
EXPENSES						
Utilities						
Electric - Gatehouse	439	439	314	753	600	800
Electric - Street Lights	37,649	22,501	16,072	38,573	20,000	40,000
Gas	0	(65)	0	(65)	2,500	2,000
Clubhouse - Water & Sewer	2,063	1,525	1,089	2,614	1,800	2,700
Clubhouse - Cable / Internet	2,786	1,346	961	2,307	2,500	2,500
Clubhouse - Electric	19,772	11,384	8,131	19,515	42,000	20,000
Clubhouse - Phone	7,019	3,250	2,321	5,571	6,600	6,000
Gatehouse - Phone						600
Pool - Phone	354	906	226.50	1,133	600	1,200
Total Utilities	69,982	41,286	29,116	70,402	76,600	75,800
Repairs & Maintenance						
Fitness Center	779	744	531	1,275	2,000	2,000
Gate Repairs & Maint.	6,381	9,100	2,800	11,700	2,500	3,000
Grounds Maintenance	11,246	4,417	3,155	7,572	15,000	12,000
Painting	1,225	0	1,000	1,000	8,000	5,000
Total Repairs & Maintenance	19,631	14,261	7,286	21,547	27,500	22,000
Contract						
Exterminating	183	0	0	0	750	750
Landscape Contract	11,392	6,404	3,659	10,063	10,500	10,500
Irrigation Contract	0	2,111	775	2,886	2,200	2,500
Gym Equipment						2,000
Security	66,831	36,188	18,094	54,282	57,200	60,000
Janitorial-Clubhouse	0	10,535	7,525	18,060	22,800	22,800
Snow Removal	12,965	2,356	3,000	5,356	20,000	17,000
Trash Removal	76,877	41,621	29,729	71,350	68,900	72,000
Total Contract	168,248	99,215	62,783	181,998	182,350	187,550
Recreation						
Clubhouse - Alarm	3,375	2,639	1,885	4,524	5,500	4,800
Clubhouse-Fire Extinguisher	981	0	0	0	0	0
Clubhouse - Equipment	8,744	4,473	639	5,112	2,000	3,500
Clubhouse - HVAC	1,365	58	1,200	1,258	2,100	3,600
Clubhouse - Janitorial Supplies	24,516	4,180	1,791	5,971	1,000	2,000
Clubhouse / Common Area Repairs	7,019	3,934	2,810	6,744	10,000	13,000
Pool - Chemicals	2,063	199	142	341	1,800	1,800
Pool - Contract	22,192	16,009	4,002	20,011	19,500	20,000
Pool - Deck Maintenance	1,027	68	49	117	2,000	1,800
Pool - Equipment Repairs	2,017	188	0	188	1,500	1,500
Pool - Furniture	1,200	1,305	0	1,305	1,500	1,500
Pool - General Maint.	317	0	0	0	300	300
Pool - License / Permit	1,058	330	0	330	1,000	1,000
Total Recreation	75,874	33,383	12,518	45,901	48,200	54,800
Administrative						
CAI Membership	0	581	200	781	1000	\$ 1,000
Community Activities	33,497	28,272	20,194	48,466	40,000	42,500
Office Supplies	28,309	14,306	6,131	20,437	16,000	16,500
Coffee Expense						4,000
Postage	1,402	886	633	1,519	2,030	2,000
Total Administrative	63,208	43,464	26,958	70,422	58,030	66,000
Professionals						
Accounting	2,500	2,705	1,932	4,637	4,200	4,200
Consultants	2,673	0	0	0	3,000	3,000
Legal	325	3,630	2,593	6,223	5,000	10,000
Management	96,099	24,500	17,500	42,000	42,000	42,000
Office Staff		41,449	29,606	71,055	71,000	72,500
Total Professionals	101,597	72,284	51,631	123,915	125,200	131,700
Insurance & Taxes						
Insurance - Master Policy	6,151	4,225	2,113	5,338	6,500	6,500
Fidelity Insurance	0	0	0	0	1,000	1,000
Common Area - Self Insured	0	0	0	0	1,000	1,000
Income Taxes	2,404	524	262	786	1,500	1,500
Total Insurance & Taxes	8,555	4,749	2,375	7,124	10,000	10,000
OPERATING EXPENSES	507,095	308,642	192,668	501,310	527,880	547,850
Reserves						
Reserve Contribution	90,000	0	0	60,000	32,500	27,830
Other Expenses						
Operating Contingency	0	0	0	0	0	15,800
Capital Purchases	34,038	6,438	35,000	41,438	61,000	90,000
Total Reserves	124,038	6,438	35,000	91,438	93,500	133,630
TOTAL EXPENSES	631,133	315,080	227,668	592,748	621,380	681,480
NET INCOME/(LOSS)	23,767	65,016	30,931	45,947	20,600	0