

Avondale at Bear Lakes POA
2010 Budget Worksheet
10/7/2009
52 units

10/15/2009
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	2009	Year to date	Projected	Projected	Proposed	notes
	Annual	Actual	3 month	Year End	2010	
	Budget	Thur 9/09	Totals	Totals	Budget	
INCOME						
Maintenance Fees	115,856.00	86,892.00	28,964.00	115,856.00	115,856.00	
Late Fees	0.00	690.84	230.28	921.12	0.00	
Prior Year Surplus	10,844.00	8,133.03	2,711.01	10,844.04	10,844.00	
Interest Income	0.00	429.78	143.26	573.04	0.00	
Other Income	0.00	705.00	235.00	940.00	0.00	
TOTAL INCOME	126,700.00	96,850.65	32,283.55	129,134.20	126,700.00	
ADMINISTRATIVE EXPENSES						
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Bad Debt	10,000.00	0.00	0.00	18,932.86	10,000.00	
Contingency Legal	3,000.00	397.50	132.50	530.00	2,071.00	
Corporate Annual Report	61.25	61.25	0.00	61.25	62.00	
Master Association Fees	12,226.24	9,169.66	3,056.55	12,226.21	12,227.00	
Office/Copies/Postage	2,000.00	1,334.01	444.67	1,778.68	2,000.00	
Insurance D&O	1,400.00	1,023.39	341.13	1,364.52	1,400.00	
Liability Insurance	2,900.00	2,207.43	735.81	2,943.24	3,000.00	
TOTAL ADMINISTRATIVE EXPENSE	31,587.49	14,193.24	4,731.08	37,836.76	30,760.00	
UTILITY EXPENSE						
Electric: Gate	800.00	545.43	181.81	727.24	800.00	
Electric: Street Lights	1,325.00	1,072.86	357.62	1,430.48	1,500.00	
Telephone: Gate	750.00	592.09	197.36	789.45	800.00	
TOTAL UTILITY EXPENSE	2,875.00	2,210.38	736.79	2,947.17	3,100.00	
CONTRACTS						
Landscape Contract	49,140.00	37,655.00	12,551.67	50,206.67	50,340.00	
Pest Control: Lawn & Shrub	4,000.00	3,168.00	1,056.00	4,224.00	4,300.00	
Management & Accounting	9,600.00	7,200.00	2,400.00	9,600.00	9,600.00	
TOTAL CONTRACT EXPENSE	62,740.00	48,023.00	16,007.67	64,030.67	64,240.00	
REPAIRS & MAINTENANCE						
Plantings: Replace existing	1,000.00	0.00	0.00	0.00	1,000.00	
Gate Repair & Maintenance	3,000.00	0.00	0.00	0.00	3,000.00	
Irrigation Repair & Maint.	3,897.51	1,232.00	410.67	1,642.67	3,000.00	
Maint Misc/Contingency	1,000.00	847.40	282.47	1,129.87	1,000.00	
Mulch	5,000.00	0.00	0.00	0.00	5,000.00	
Pressure Cleaning	2,100.00	0.00	0.00	0.00	2,100.00	
Tree Trimming	4,500.00	520.00	173.33	693.33	4,500.00	
Plant & Tree Beautification	1,000.00	0.00	0.00	0.00	1,000.00	
TOTAL REPAIRS & MAINT.	21,497.51	2,599.40	866.47	3,465.87	20,600.00	
RESERVE FUNDING						
Paving	8,000.00	6,000.03	2,000.01	8,000.04	8,000.00	
TOTAL RESERVE FUNDING	8,000.00	6,000.03	2,000.01	8,000.04	8,000.00	
TOTAL EXPENSES	126,700.00	73,026.05	24,342.02	116,280.51	126,700.00	