

Terrestria HOA Budget
Fiscal Year
April 1, 2011 - March 31, 2012

Account Name	2010 Budget	2011
INCOME:		
Association Fee (Total Billed)	\$508,639	\$530,772
Work Order Billable	\$0	\$0
Late Fees Billed	\$15,000	\$0
NSF Charges Billed	\$0	\$0
Legal Fee Reimbursement (Collections)	\$9,300	\$0 *
Newsletter Advertising	\$0	\$1,050
Newsletter Insert Offset	\$150	\$150
Clubhouse Rental	\$1,200	\$3,600
Violation Fee on Acct	\$1,500	\$4,800
ARB Violations	\$0	\$2,400
Pool Income	\$5,000	\$5,152
Reserve-Curr Yr Contribution	\$0	\$15,923
TOTAL INCOME:	\$540,789	\$563,847
EXPENSES:		
Office Salaries	\$54,860	\$70,688
Maintenance Salaries	\$1,500	\$36,400
Health Care for Full Time Employees	\$0	\$5,160
Grounds Salaries	\$22,775	\$0
Attendant Salaries	\$5,309	\$4,350
Payroll Taxes	\$8,868	\$9,000
Payroll Preparation Fee	\$0	\$540
Workmen's Compensation Insurance	\$0	\$2,200
Payroll Expense:	\$93,312	\$128,338
Supplies-Maintenance	\$0	\$2,400
General Maintenance & Repair	\$0	\$3,000
Gutter Cleaning/Repair	\$14,000	\$17,000
Roof Repairs	\$26,023	\$10,000
Roof Replacement	\$73,000	
- As needed	\$0	\$63,536
Wall Replacement(Byron Court)	\$0	\$60,000
Bldg/Exterior Common Area Maintenance	\$0	\$0
Painting (Common Areas)	\$33,000	\$0
Pool Repairs	\$1,125	\$0
Entrance Sign & Maintenance	\$3,000	\$0
Tennis Court Maintenance	\$1,000	\$0
Clubhouse Maintenance & Repair	\$4,478	\$1,050
HVAC System	\$4,300	\$9,800
Clubhouse Security System	\$450	\$500
Maintenance Expense:	\$160,376	\$167,286
Grass Cut & Maintenance	\$75,114	\$76,000
Landscape Improvements	\$0	\$2,000
Tree Service	\$7,828	\$7,000
Drainage-Cmn Areas	\$0	\$2,000
Snow Removal	\$30,000	\$23,000
Irrigation Repair & Maintenance	\$618	\$600
Miscellaneous Expense	\$1,800	\$3,000
Property Services Expense:	\$115,360	\$113,600

Electricity (Common/Clubhouse)	\$10,000	\$6,000
Natural Gas		\$1,000
Telephone Expense	\$4,300	\$3,200
Sewer Expense	\$1,100	\$600
Water Expense	\$5,200	\$7,000
Utility Expense:	\$20,600	\$17,800
Property Taxes (Real Estate)	\$8,987	\$8,750
Taxes (Fed/State)	\$603	\$600
Property Insurance-Liability Policy	\$9,193	\$8,000
D & O Insurance	\$2,055	\$2,200
Umbrella Insurance Policy	\$1,027	\$1,000
Taxes & Insurance Expense:	\$21,865	\$20,550
Management Fees	\$26,480	\$0
Petty Cash	\$0	\$0
Postage & Shipping	\$1,645	\$1,500
Office Expense	\$3,250	\$1,500
Printing & Reproduction	\$650	\$300
Social Activities	\$1,300	\$900
Office Equipment (Repair/Purchase)	\$0	\$500
Reserve Contribution	\$15,259	\$15,923
Licenses & Permits	\$676	\$600
Coupon Books	\$1,000	\$1,600
Bank Charges/Reorders	\$200	\$200
Bad Debt Expense	\$30,900	\$25,000
Administrative Expense:	\$81,360	\$48,023
Accounting Fees	\$2,200	\$2,500
Bookkeeper		\$6,300
Legal Fees-Collections	\$9,300	\$25,000
Legal Fees-General Matters	\$8,446	\$4,000
Engineering/Architect Fees	\$0	\$5,000
Wentworth Collection Expense	--	\$0
Professional Fee Expense:	\$19,946	\$42,800
Pool Operations	\$27,570	\$24,000
Pool Supplies	\$0	\$1,000
Badge Printing-Pool	\$400	\$450
Pool Operations Expense:	\$27,970	\$25,450
Capital Expenditures Expense:	\$0	\$0
<i>See above Roof Repairs & Wall Replacement</i>		
TOTAL EXPENSE:	\$540,789	\$563,847
PROFIT/(LOSS):	(\$0)	\$0