

ROUDEBUSH FARMS PROPERTY OWNERS ASSOCIATION

2012 Estimated Budget

	Estimated 2011 Budget	Estimated 2012 Budget		
INCOME				
Balance Forward	\$ (454.94)	\$ 2,000.00		
General Reserve	\$ 10,000.00	\$ 10,000.00		
Street Lamp Reserve	\$ 2,000.00	\$ 2,000.00		
Pool Reserve	\$ -	\$ 8,000.00		
Home Depot Card Balance	\$ 198.08	\$ 198.08		
POA Dues	\$ 69,420.00	\$ 77,220.00		
TOTAL INCOME	\$ 68,965.06	\$ 79,220.00		
EXPENSES				
Administrative Expenses			Per Lot Cost	
Property Management	\$ -	\$ 6,600.00	budget	\$ 36.67
Community	\$ 500.00	\$ 500.00	budget	\$ 2.78
Insurance	\$ 1,350.00	\$ 1,350.00	budget	\$ 7.50
Fees	\$ 10.06	\$ 15.00	budget	\$ 0.08
Legal Services and Collections	\$ 200.00	\$ 250.00	budget	\$ 1.39
Website	\$ 150.00	\$ 160.00	budget	\$ 0.89
Post Office Box	\$ 60.00	\$ -	budget	\$ -
Office Supplies	\$ 150.00	\$ 150.00	budget	\$ 0.83
Postage	\$ 110.00	\$ 110.00	budget	\$ 0.61
Check Printing		\$ 50.00		\$ 0.28
Document Printing	\$ 125.00	\$ 125.00	budget	\$ 0.69
Reserve/Home Depot Card	\$ 10,000.00	\$ 2,000.00	budget	\$ 11.11
Pool Expenses				
Management Contract	\$ 12,250.00	\$ 12,250.00	budget	\$ 68.06
Maintenance Contract	\$ 4,500.00	\$ 4,500.00	Included in Pool Management Contract	\$ 25.00
Repairs and Permits	\$ 4,000.00	\$ 4,200.00	Add'l repairs planned	\$ 23.33
Chair Repair		\$ 500.00	New budget line item	\$ 2.78
Insurance	\$ 355.00	\$ 375.00	2011 plus 5%	\$ 2.08
Lawn Care	\$ 950.00	\$ 1,000.00	2011 plus 5%	\$ 5.56
Electric	\$ 1,275.00	\$ 1,340.00	2011 plus 5%	\$ 7.44
Gas	\$ 1,595.00	\$ 1,675.00	2011 plus 5%	\$ 9.31
Water	\$ 780.00	\$ 820.00	2011 plus 5%	\$ 4.56
Sewage	\$ 295.00	\$ 310.00	2011 plus 5%	\$ 1.72
Phone	\$ 105.00	\$ 110.00	2011 plus 5%	\$ 0.61
Trash	\$ -	\$ 40.00		\$ 0.22
Reserve	\$ -	\$ 8,000.00		\$ 44.44
Street Lamp Post				
Reserve	\$ 2,000.00	\$ -		
Maintenance	\$ 1,390.00	\$ 1,390.00	2011 plus 5%	\$ 7.72
Electric	\$ 895.00	\$ 895.00	2011 plus 5%	\$ 4.97
Common Areas				
Property Taxes	\$ 350.00	\$ 350.00	budget	\$ 1.94
Electric	\$ 720.00	\$ 755.00	2011 plus 5%	\$ 4.19
Water	\$ 1,170.00	\$ 1,230.00	2011 plus 5%	\$ 6.83
Sprinkler Maintenance	\$ 400.00	\$ 420.00	2011 plus 5%	\$ 2.33
Landscaping Maintenance	\$ 8,000.00	\$ 8,000.00	same as 2011	\$ 44.44
Mowing	\$ 8,000.00	\$ 10,545.00	Includes mowing vacant lots	\$ 58.58
Pond Maintenance	\$ 2,185.00	\$ 2,300.00	2011 plus 5%	\$ 12.78
Common/Park Supplies	\$ 5,000.00	\$ 5,000.00	budget	\$ 27.78
Holiday Decorations	\$ 95.00	\$ -		\$ -
TOTAL EXPENSES	\$ 68,965.06	\$ 77,315.00		\$ 429.53

Note: Although our development has 188 homes, we can only budget based on dues collected from 180 homes