

COPPERLEAF HOMEOWNERS ASSOCIATION, 2010 BUDGET

PREPARED BY PROKOPIAK MANAGEMENT COMPANY CODE: C:\CLEAR\2010BUDGET
16-Oct-09

INCOME		2010 BUDGET	2009 BUDGET
ASSUMPTIONS:			
ASSUMES NO ADD'L LOT ANNEXATIONS, & MINIMAL NEW LANDSCAPE MAINTENANCE			
MEMBERSHIP ESTIMATE AT 2010 YEAR END, WEIGHTED HOMEOWNER EQUIVALENTS =		134	134
MEMBERSHIP ESTIMATE AT 2010 YEAR END, WEIGHTED BUILDER EQUIVALENTS =		423	448
REVENUES: LOT DUES PER YEAR			
REVENUES: TRASH PASS-THROUGH PER HOME PER MON			
2010 DUES SUMMARY: ALL NEIGHBORHOODS EXCEPT LINDEN			
BASE DUES =	\$634.00, HOMEOWNER & BUILDER LOTS	\$634.00	\$633.24
TRASH PASS-THROUGH=	\$126.00, FOR ALL HOMEOWNER LOTS	\$10.50	\$9.73
TOTAL, PER YEAR =	\$760.00 TOTAL, ANNUAL AMOUNT*		
*SEMI-ANNUAL ASSESSMNT \$380.00 BILLED JANUARY 1 & JULY 1, 2010			
2010 DUES SUMMARY: LINDEN NEIGHBORHOOD ONLY			
BASE DUES =	\$634.00, HOMEOWNER & BUILDER LOTS		
TRASH PASS-THROUGH=	\$126.00, FOR ALL HOMEOWNER LOTS		
ADD'L LINDEN DUES=	\$180.00, HOMEOWNER & BUILDER LOTS		
TOTAL, PER YEAR =	\$940.00 TOTAL, ANNUAL AMOUNT*		
*SEMI-ANNUAL ASSESSMNT \$470.00 BILLED JANUARY 1 & JULY 1, 2010			
1 HOA BASIC DUES INCOME, HOMEOWNERS ONLY		\$84,958	\$84,854
2 HOA BASIC DUES INCOME, BUILDERS ANNEXED LOTS		\$268,182	\$283,692
3 ADD'L DUES INCOME, ALL LINDEN NEIGHBORHOOD LOTS		\$26,280	
4 TRASH PASS-THROUGH INCOME FROM MEMBERS		\$16,884	\$15,648
5 INTEREST		\$6,000	\$6,000
6 LOSS DUE TO FORECLOSURES/COLLECTIONS		(\$10,000)	(\$2,000)
7 ADDITIONAL BUILDER CONTRIBUTION PER SQRD CONTRACT		\$0	\$22,480
8 SPECIAL POOL MEMBERSHIP INCOME		\$10,500	\$9,000
TOTAL REVENUE		\$402,802	\$419,672
EXPENSES			
UTILITIES/TAXES/INSURANCE/MANAGEMENT/LEGAL			
1 GAS/ELECTRIC	MONUMENTS, ASSUME 18 CONTROLLERS, ASSUME 18 OTHER	\$6,200 \$2,500 \$0	\$7,452 \$4,968 \$1,863
2 WATER/SEWER/RAINMASTER FEES		\$68,000	\$99,211
3 TAXES (ASSUME 30% TAXES ON RESERVES AT 4%)		\$1,800	\$1,336
4 SEMSWA FEES		\$6,000	\$0
5 SEMSWA FEES, PARCEL B, LINDEN		\$3,781	\$0
6 INSURANCE		\$4,203	\$3,000
7 MANAGEMENT, BASIC		\$20,952	\$20,952
8 LEGAL		\$17,500	\$6,000
TOTAL UTILITIES, TAXES, INSURANCE, ETC. BUDGET----->>>	\$130,936 2010 ANNUAL BUDGET AMOUNT		
GROUNDS MAINTENANCE			
1 GROUNDS MAINTENANCE		\$54,094	\$62,007
2 GROUNDS IMPROVEMENTS	Replace Dead Materials, Out of Warranty	\$10,000	NONE
3 GROUNDS CONTRACT EXTRAS-FLOWERS, AERATION, N. MOWING		\$20,000	\$5,000
4 GROUNDS REPAIR, LANDSCAPE		\$10,000	\$10,000
5 GROUNDS REPAIR, ELECTRIC		\$5,000	\$5,000
6 HOLIDAY LIGHTING		\$15,000	\$7,500
7 REPAIR LOOP LANES (NOT INCLUDING PRIVATE STREETS)		NONE	NONE
TOTAL GROUNDS MAINTENANCE BUDGET----->>>	\$114,094 2010 ANNUAL BUDGET AMOUNT		
ARBORETUM			
1 BUILDING TELEPHONE AND INTERNET		\$3,200	\$3,000
2 ONSITE EVENT MANAGEMENT		\$3,000	\$3,000
3 ONSITE SOCIAL CHAIRPERSON		NONE	NONE
4 ELECTRIC AND GAS		\$19,680	\$18,400
5 ARBORETUM CLEANING, MAINTENANCE, INSPECTION FEES		\$4,500	\$2,400
6 LIFEGUARDS, ONSITE SUPERVISION		\$46,879	\$50,000
7 POOL MAINTENANCE		INCLUDED	INCLUDED
8 POOL CHEMICALS		\$9,000	\$18,000
9 POOL WATER		INCLUDED	INCLUDED
10 POOL REPAIRS, MISC.		\$3,000	\$3,000
TOTAL POOL BUDGET----->>>	\$89,259 2010 ANNUAL BUDGET AMOUNT		
PUBLICITY/SOCIAL/COMMITTEES			
1 PUBLICITY, NEWSLETTER, FLYERS, WEB UPDATES ETC.		\$4,000	\$4,000
2 CONTRIBUTION TO "THE LEAF"		\$0	\$2,000
3 SECURITY		\$0	\$0
4 SOCIAL COMMITTEE, PROGRAMMING COST SHARE		\$9,000	\$8,000
TOTAL PUBLICITY/SOCIAL/COMMITTEES BUDGET----->>>	\$13,000 2010 ANNUAL BUDGET AMOUNT		
OFFICE/AUDIT/TRASH/WEB PAGE/SNOW REMOVAL			
1 OFFICE EXPENSE		\$5,500	\$6,984
2 AUDIT	DEVELOPER COST		DEVELOPER COST
3 TRASH REMOVAL		\$16,884	\$15,648
4 WEB PAGE MAINTENANCE AND UPGRADES		\$1,000	\$2,000
5 SNOW REMOVAL, LINDEN NEIGHBORHOOD		NONE	NONE
6 SNOW REMOVAL, PERIMETER WALKWAYS / WINTER WATER		\$20,000	\$20,000
TOTAL OFFICE, AUDIT, TRASH, ETC. BUDGET----->>>	\$43,384 2010 ANNUAL BUDGET AMOUNT		
RESERVES/DEBT SERVICE/MISCELLANEOUS			
1 RESERVES		\$85,000	\$40,000
2 ADDITIONAL RESERVES, LINDEN NEIGHBORHOOD PRIVATE ROADS		\$21,897	\$0
3 MISCELLANEOUS		\$4,000	\$2,000
TOTAL RESERVES, MISC. BUDGET----->>>	\$110,897 2010 ANNUAL BUDGET AMOUNT		
TOTAL, EXPENSES		\$501,570	\$432,719
NET, INCOME LESS EXPENSES		(\$98,768)	(\$13,047)
CARRY-FORWARD FROM PREVIOUS YEARS----->>>	ASSUMES \$100,000 A/R RC'VD, 4TH QTR 2009	\$198,293	\$163,049
TOTAL----->>>		\$100,525	\$150,002

APPROVED BY EXECUTIVE BOARD:


 DATE: 10/15/2009
 RICHARD A. FRANK PRESIDENT, COPPERLEAF HOMEOWNERS ASSOCIATION