

COPPERLEAF HOMEOWNERS ASSOCIATION, 2012 BUDGET

PREPARED BY PROKOPIAK MANAGEMENT COMPANY CODE: C:\CLEAF\2012BUDGET
15-Nov-11

INCOME		2011 BUDGET	2011 Proj Actual	2012 BUDGET
MEMBERSHIP ESTIMATE AT 2012 YEAR END, WEIGHTED HOMEOWNER EQUIVALENTS =		220		296
MEMBERSHIP ESTIMATE AT 2012 YEAR END, WEIGHTED BUILDER/LAND BANKER EQUIVALENTS =		337		261
TOTAL MEMBERSHIP (Homeowner + Builder/Land Banker Lots)		557		557
2012 DUES SUMMARY: ALL NEIGHBORHOODS EXCEPT LINDEN				
BASE DUES =	\$700.00	REVENUES: LOT DUES PER YEAR	\$650.00	\$700.00
TRASH PASS-THROUGH-	\$138.60, FOR ALL HOMEOWNER LOTS	REVENUES: TRASH PASS-THROUGH PER HOME/MO	\$11.00	\$11.55
TOTAL, PER YEAR =	\$838.60	REVENUES: ADD'L LINDEN NEIGHBORHOOD DUES	\$180.00	\$180.00
SEMI-ANNUAL ASSESSMNT	419.30 BILLED JANUARY 1 & JULY 1, 2012			
2012 DUES SUMMARY: LINDEN NEIGHBORHOOD ONLY				
BASE DUES =	\$700.00, HOMEOWNER & BUILDER LOTS			
TRASH PASS-THROUGH-	138.60, FOR ALL HOMEOWNER LOTS			
ADD'L LINDEN DUES =	\$180.00, HOMEOWNER & BUILDER LOTS			
TOTAL, PER YEAR =	\$1018.60 TOTAL, ANNUAL AMOUNT*			
SEMI-ANNUAL ASSESSMNT	\$509.30 BILLED JANUARY 1 & JULY 1, 2012			
HOA BASIC DUES INCOME, HOMEOWNERS ONLY		\$143,000.00	\$139,480	\$207,200
HOA BASIC DUES INCOME, BUILDERS/LAND BANKER ANNEXED LOTS		\$219,050.00	\$213,658	\$182,700
ADD'L DUES INCOME, ALL LINDEN NEIGHBORHOOD LOTS		\$26,280	\$26,280	\$26,280
TRASH PASS-THROUGH INCOME FROM MEMBERS		\$29,040	\$32,758	\$41,026
INTEREST		\$6,000	\$2,259	\$6,000
LOSS DUE TO FORECLOSURES/COLLECTIONS		(\$10,000)	(\$770)	(\$10,000)
ADDITIONAL BUILDER CONTRIBUTION PER SQRD CONTRACT		\$0	\$0	\$0
SPECIAL POOL MEMBERSHIP INCOME		\$10,500	\$10,800	\$10,500
TOTAL REVENUE		\$423,870	\$424,465	\$463,706
EXPENSES				
UTILITIES/TAXES/INSURANCE/MANAGEMENT/LEGAL				
ELECTRIC	MONUMENTS / CONTROLLERS, ASSUME 18	\$8,700	\$7,293	\$8,700
GAS/ELECTRIC	ARBORETUM POOL & CLUBHOUSE	\$22,920	\$23,960	\$20,752
	OTHER	\$0	\$0	\$0
WATER/SEWER/RAINMASTER FEES	Assumes 2012 rate	\$104,000	\$102,758	\$112,006
TAXES (ASSUME 30% TAXES ON RESERVES AT 4%)		\$1,300	\$1,262	\$1,767
SEMSWA FEES		\$12,200	\$5,139	\$7,709
INSURANCE		\$14,000	\$13,496	\$17,545
MANAGEMENT, BASIC		\$22,698	\$22,385	\$24,444
ORC SURVEYS		\$6,000	\$2,050	\$3,500
LEGAL		\$18,000	\$110,893	\$18,000
TOTAL UTILITIES, TAXES, INSURANCE, ETC. BUDGET---->>	\$222,422 2012 ANNUAL BUDGET AMOUNT			
GROUNDS MAINTENANCE				
GROUNDS MAINTENANCE	Replace Dead Materials, Out of Warranty	\$55,119	\$54,885	\$55,119
GROUNDS IMPROVEMENTS		\$10,000	\$19,200	\$10,000
GROUNDS CONTRACT EXTRAS-FLOWERS, AERATION, N. MOWING		\$20,000	\$24,112	\$20,000
GROUNDS REPAIR, LANDSCAPE		\$18,000	\$14,851	\$20,000
GROUNDS REPAIR, ELECTRIC		\$6,000	\$7,594	\$7,500
MONUMENT MAINTENANCE		\$2,000	NONE	\$1,000
PERIMETER FENCE STAIN				FROM RESERVES
HOLIDAY LIGHTING		\$5,000	\$5,000	\$5,000
REPAIR LOOP LANES / PRIVATE STREETS		\$2,500	NONE	\$1,000
TOTAL GROUNDS MAINTENANCE BUDGET---->>	\$119,619 2012 ANNUAL BUDGET AMOUNT			
ARBORETUM / SPORTS COURT / PLAYGROUNDS				
SPORTS COURT & PLAYGROUND MAINTENANCE		\$1,000	FROM RESERVES	\$500
BUILDING TELEPHONE AND INTERNET		\$3,300	\$3,134	\$3,300
ONSITE MANAGEMENT		\$3,000	\$2,000	\$3,000
ARBORETUM CLEANING, MAINTENANCE, INSPECTION FEES		\$4,500	\$2,500	\$3,000
LIFEGUARDS / POOL MAINTENANCE		\$46,879	\$46,879	\$47,202
POOL CHEMICALS		\$9,000	\$11,599	\$12,000
POOL WATER		INCLUDED	INCLUDED	INCLUDED
POOL REPAIRS, MISC.		\$8,000	\$6,054	\$8,000
TOTAL POOL BUDGET----->>	\$76,502 2012 ANNUAL BUDGET AMOUNT			
PUBLICITY/SOCIAL/COMMITTEES				
PUBLICITY, NEWSLETTER, FLYERS, WEB UPDATES ETC.		\$4,000	\$1,695	\$3,000
SECURITY		\$0	\$0	\$0
SOCIAL COMMITTEE PROGRAMMING		\$15,000	\$14,000	\$13,000
TOTAL PUBLICITY/SOCIAL/COMMITTEES BUDGET---->>	\$19,000 2012 ANNUAL BUDGET AMOUNT			
OFFICE/AUDIT/TRASH/WEB PAGE/SNOW REMOVAL				
OFFICE EXPENSE		\$5,500	\$2,909	\$4,200
AUDIT	DEVELOPER COST			DEVELOPER COST
TRASH REMOVAL		\$29,040	\$32,162	\$41,026
WEB PAGE MAINTENANCE AND UPGRADES		\$1,000	NONE	\$400
SNOW REMOVAL, LINDEN NEIGHBORHOOD STREETS		NONE	NONE	NONE
SNOW REMOVAL, PERIMETER WALKWAYS / WINTER WATER		\$20,000	\$18,405	\$20,000
TOTAL OFFICE, AUDIT, TRASH, ETC. BUDGET----->>	\$65,626 2012 ANNUAL BUDGET AMOUNT			
RESERVES/DEBT SERVICE/MISCELLANEOUS				
RESERVES, INCL. ADDITIONAL FOR LINDEN NEIGHBORHOOD PRIVATE ROADS		\$66,280	\$78,802	\$64,514
MISCELLANEOUS		\$3,500	\$697	\$1,000
TOTAL RESERVES, MISC. BUDGET----->>	\$69,780 2012 ANNUAL BUDGET AMOUNT			
TOTAL, EXPENSES		\$548,436	\$635,694	\$666,183
INCOME LESS EXPENSES		(\$124,566)	(\$211,229)	(\$102,478)
CARRY-FORWARD FROM PREVIOUS YEARS-->>		\$249,798	\$305,508	\$146,458
NET AFTER PREVIOUS YEARS' CARRY FORWARD-->>		\$125,232	\$94,279	\$43,980

APPROVED BY EXECUTIVE BOARD:


RICHARD A. FRANK

DATE: 10/21/2011
PRESIDENT, COPPERLEAF HOMEOWNERS ASSOCIATION