

Crestline Townhomes HOA - 2012 Budget			
10% Increase to Assessments			
39 homes @ \$148.78 per month	2011 Annual Budget	2012 Annually	2012 Monthly
INCOME			
Assessments	63297.00	69629.04	5802.42
Special Assessment - Roof	6103.56	6103.56	508.63
Special Assessment - Trim	13650.00	0.00	0.00
Late Fees	1000.00	1300.00	108.33
Legal Fees Recovery	0.00	800.00	66.67
Interest Charges Income	0.00	1750.00	145.83
Interest Income	50.00	0.00	0.00
Total Income:	84100.56	79582.60	6631.88
EXPENSES			
General & Administrative:			
Management Services	7140.00	7140.00	595.00
CAI/Membership/Education	240.00	0.00	0.00
Tax Preparation	480.00	325.00	27.08
Legal Services	2700.00	6000.00	500.00
Insurance	13513.50	13513.50	1126.13
Dues and Subscriptions	0.00	50.00	4.17
Admin Fees & Supplies	1404.00	1500.00	125.00
Postage & Mail	600.00	400.00	33.33
Community Newsletter	300.00	300.00	25.00
Bank Charges	0.00	20.00	1.67
Contingency	0.00	400.00	33.33
Wells Fargo Loan Principle	10128.00	10000.00	833.33
Wells Fargo Loan Interest	2400.48	2350.00	195.83
Bad Debt	0.00	1500.00	125.00
Total General & Administrative Expenses:	38905.98	43498.50	3624.88
Utilities:			
Electricity	660.00	660.00	55.00
Water & Sewer	5160.00	6550.00	545.83
Total Utilities Expenses:	5820.00	7210.00	600.83
Repair & Maintenance:			
Arborist Service	600.00	0.00	0.00
Misc. Landscape Maintenance	600.60	600.00	50.00
Light Repair	75.00	0.00	0.00
Asphalt Repair	300.60	0.00	0.00
Concrete Repair	306.00	0.00	0.00
Roofing Repair	600.00	500.00	41.67
Fencing & Signage	660.60	200.00	16.67
Gutter Cleaning / Repair	1500.00	1500.00	125.00
Irrigation Repair	1200.60	1500.00	125.00
Building Maintenance	1800.00	2000.00	166.67
Window Trim Replacement	13650.00	0.00	0.00
Misc. Repair & Maintenance	0.00	525.46	43.79
Total Repair & Maintenance Expenses:	21293.40	6825.46	568.79

Service:			
Landscape Contract	10176.00	10176.00	848.00
Trash Service	2940.00	3100.00	258.33
Snow Removal	4200.00	4200.00	350.00
Total Service Expenses:	17316.00	17476.00	1456.33
Reserve Contributions:	765.00	4572.64	381.05
Total Expenses:	84100.38	79582.60	6631.88
Total Income	84100.56	79582.60	6631.88
Total Expenses	-84100.38	-79582.60	-6631.88
Net Income/Loss	0.18	0.00	0.00