

# CASTILLEJA DEL ARROYO HOA

## 2011 ANNUAL BUDGET

EFFECTIVE JANUARY 1, 2011 – DECEMBER 31, 2011

<b>2011 code</b>	<b>NO. OF UNITS:</b>	<b>124</b>
	<b>DUES (UNIT/MTH):</b>	<b>\$288.00</b>

ANNUAL 2010 BUDGET	ACTUAL TO 10/31/2010	PROJECTED TO 12/31/2010
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ANNUAL 2011 BUDGET	MONTHLY 2011 BUDGET	%
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**INCOME:**

6310	MEMBER ASSESSMENT	\$416,640	\$347,200	\$416,640	\$428,544	\$35,712	92.85%
6340	LATE FEE & COLLECTIONS	\$5,500	\$3,838	\$4,238	\$3,000	\$250	0.65%
6810	LAUNDRY INCOME	\$15,000	\$11,265	\$13,265	\$30,000	\$2,500	6.50%
6920	FINES & MISC. INCOME	\$0	\$1,187	\$1,337	\$0	\$0	0.00%
<b>TOTAL INCOME</b>		<b>\$437,140</b>	<b>\$363,490</b>	<b>\$435,480</b>	<b>\$461,544</b>	<b>\$38,462</b>	<b>100.00%</b>

**EXPENSES:**

**ADMINISTRATIVE & OFFICE:**

7020	MANAGEMENT CONTRACT	\$30,792	\$25,660	\$30,792	\$30,792	\$2,566	6.67%
7030	MANAGEMENT OVERTIME	\$0	\$998	\$998	\$1,000	\$83	0.22%
7040	MANAGEMENT MINUTE PREPARATION	\$0	\$585	\$650	\$715	\$60	0.15%
7050	MANAGEMENT PRINTING & MAIL	\$4,500	\$2,579	\$2,969	\$3,000	\$250	0.65%
7060	MANAGEMENT PAYROLL SERVICES	\$1,100	\$1,165	\$1,365	\$1,300	\$108	0.28%
7070	MANAGEMENT STORAGE	\$0	\$399	\$399	\$0	\$0	0.00%
7110	ACCOUNTING FEES	\$1,515	\$2,250	\$2,250	\$2,250	\$188	0.49%
7120	LEGAL FEES	\$2,500	\$0	\$0	\$750	\$63	0.16%
7130	COLLECTION COSTS	\$2,000	\$1,395	\$1,495	\$1,500	\$125	0.32%
7210	INSURANCE - GENERAL	\$26,980	\$34,636	\$41,671	\$42,200	\$3,517	9.14%
7220	INSURANCE- WORKERS COMP	\$1,145	\$2,644	\$2,644	\$2,650	\$221	0.57%
7420	PAYROLL TAXES	\$2,100	\$4,381	\$5,481	\$7,748	\$646	1.68%
7430	FED-STATE-LOCAL TAX	\$400	\$10	\$90	\$100	\$8	0.02%
7990	BAD DEBT EXPENSE	\$55,000	\$7,256	\$7,256	\$8,164	\$680	1.77%
	MISC. ADMIN. EXPENSES	\$3,350	\$0	\$0	category not used in 2011		
<b>TOTAL ADMIN. &amp; OFFICE:</b>		<b>\$131,382</b>	<b>\$83,958</b>	<b>\$98,060</b>	<b>\$102,169</b>	<b>\$8,514</b>	<b>22.14%</b>

**CONTRACTS & MAINTENANCE**

8010	LANDSCAPE – CONTRACT	\$21,600	\$12,595	\$16,450	\$15,420	\$1,285	3.34%
8020	PLANT & TREE MAINT.	\$500	\$635	\$635	\$10,000	\$833	2.17%
8030	IRRIGATION & DRAIN MAINT.	\$0	\$1,817	\$2,017	\$1,200	\$100	0.26%
8040	PLUMBING MAINT.	\$2,500	\$12,047	\$9,722	\$6,000	\$500	1.30%
8050	LIGHTING MAINT.	\$3,000	\$632	\$732	\$750	\$63	0.16%
8060	COMMON AREA MAINT.	\$2,000	\$4,048	\$4,648	\$5,000	\$417	1.08%
8070	LAUNDRY ROOM MAINT.	\$0	\$60	\$60	\$2,500	\$208	0.54%
8110	UNIT COMMON AREA MAINT.	\$0	\$164	\$164	\$250	\$21	0.05%
8210	BUILDING EXTERIOR MAINT.	\$0	\$46	\$46	\$250	\$21	0.05%
8220	ROOF/CARPORT MAINT.	\$2,000	\$545	\$545	\$1,000	\$83	0.22%
8230	UNIT INTERIOR REPAIR	\$0	\$3,123	\$4,623	\$5,000	\$417	1.08%
8310	MAINTENANCE PAYROLL	\$23,900	\$35,045	\$45,045	\$72,800	\$6,067	15.77%
8320	MAINTENANCE SUPPLIES	\$1,000	\$1,693	\$1,993	\$1,750	\$146	0.38%
8330	MAINTENANCE EQUIP.	\$0	\$959	\$1,659	\$1,000	\$83	0.22%
8340	PARKING MONITOR PAYROLL	\$0	\$0	\$900	\$4,680	\$390	1.01%
8350	SECURITY SERVICE	\$9,108	\$6,616	\$6,616	\$0	\$0	0.00%
8410	POOL – CONTRACT	\$5,400	\$3,500	\$3,950	\$3,800	\$317	0.82%
8420	POOL – EXTRAS	\$500	\$1,443	\$1,443	\$1,000	\$83	0.22%
8430	POOL – LICENSES	\$400	\$372	\$372	\$375	\$31	0.08%
	MISC. REPAIRS & MAINT.	\$14,470	\$540	\$0	category not used in 2011		
<b>TOTAL CONT. &amp; MAINT.</b>		<b>\$86,378</b>	<b>\$85,880</b>	<b>\$101,620</b>	<b>\$132,775</b>	<b>\$11,065</b>	<b>28.77%</b>

**UTILITIES:**

8510	GAS & ELECTRICITY	\$46,200	\$27,171	\$32,671	\$33,000	\$2,750	7.15%
8530	WATER & SEWER	\$43,000	\$41,755	\$50,255	\$51,000	\$4,250	11.05%
8550	TRASH REMOVAL	\$45,180	\$30,363	\$42,255	\$47,600	\$3,967	10.31%
<b>TOTAL UTILITIES</b>		<b>\$134,380</b>	<b>\$99,289</b>	<b>\$125,181</b>	<b>\$131,600</b>	<b>\$10,967</b>	<b>28.51%</b>

**RESERVE CONTRIBUTION**

<b>\$85,000</b>	<b>\$70,833</b>	<b>\$84,999</b>	<b>\$95,000</b>	<b>\$7,917</b>	<b>20.58%</b>
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**RECAP:**

TOTAL ADMINISTRATIVE	\$131,382	\$83,958	\$98,060	\$102,169	\$8,514	22.14%
TOTAL CONTRACTS & MAINT.	\$86,378	\$85,880	\$101,620	\$132,775	\$11,065	28.77%
TOTAL UTILITIES	\$134,380	\$99,289	\$125,181	\$131,600	\$10,967	28.51%
TOTAL RESERVES TRANSFER	\$85,000	\$70,833	\$84,999	\$95,000	\$7,917	20.58%
<b>TOTAL EXPENSES</b>	<b>\$437,140</b>	<b>\$339,960</b>	<b>\$409,860</b>	<b>\$461,544</b>	<b>\$38,462</b>	<b>100.00%</b>
REVENUE SURPLUS/(DEFICIT)	\$0	\$23,530	\$25,620	\$0	\$0	