

Budget Projection Recodo del Rio 2011 - 2015

<u>Year</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>Income</u>	63,240.00	68,760.00	68,760.00	68,760.00	68,760.00	68,760.00	68,760.00
<u>Costs</u>							
Building Painting	12,000.00	6,000.00	8,000.00	2,000.00	2,000.00		
Asphalt reseal	5,000.00	6,000.00	5,000.00	7,000.00	7,500.00		
Paint Parking stripes			250.00	250.00	250.00		
Insurance	10,500.00	11,000.00	10,000.00	10,500.00	11,000.00		
Snow	1,500.00	0.00	2,000.00	3,000.00	3,000.00		
Utilities	11,000.00	11,000.00	11,500.00	12,000.00	12,500.00		
Bookkeeping	800.00	1,200.00	2,400.00	2,400.00	2,400.00		
Legal	1,000.00	3,000.00	3,000.00	2,500.00	2,000.00		
Taxes, Record review			1,000.00	1,000.00	1,000.00		
Office Supplies	500.00	500.00	500.00	525.00	525.00		
Labor - Building Upkeep	6,000.00	6,000.00	4,000.00	4,000.00	4,000.00		
Common Area Maint	6,500.00	7,000.00	0.00	0.00	0.00		
Irrigation Upkeeping, turn on, blow out			1,000.00	1,200.00	1,300.00		
HOA Member Labor			4,000.00	4,000.00	4,000.00		
Contracted mowing, trimming			1,100.00	1,200.00	1,200.00		
Capital Improvement	5,520.00	11,040.00	11,040.00	11,040.00	11,040.00		
Emergency Fund	0.00	5,520.00	5,520.00	5,520.00	0.00		
Administrative Assistant		0.00	4,000.00	4,000.00	4,000.00		
Total:	60,320.00	68,260.00	74,310.00	72,135.00	67,715.00		
Budget Balance	2,920.00	500.00	-5,550.00	-3,375.00	1,045.00		

Capital Reserve Projection	2010	2011	2012	2013	2014	2015
Initial Deposit of 5000		5,520.00	11,040.00	11,040.00	11,040.00	16,560.00
Cumulative Savings		10,520.00	21,560.00	32,600.00	43,640.00	60,200.00

Emergency Reserves	\$10.00 per unit per month		5,520	5,520	5,520	0
	Cumulative Savings	5,000	10,520	16,040	21,560	21,560

Current Operating Budget Balance (Checking Account) is \$16,000.00 as of 10/15/2012.

<u>2013 Changes to Budget</u>
Add Administrative Assistant
Building Painting completed in 2013, simple maintenance thereafter
20% reduction in HOA Insurance
Stop paying into emergency fund at end of 2014
No increase in Capital Improvement monthly fee until 2015.
New capital improvement fees at \$30.00 per month effective 1/1/2015.
No beam repairs as beams do not impact value of GCE - only owners of units 1-14.

Saving Projects
Install LED lights bulbs for street lights

Revenue Projects
Boot Cars illegally parked in HOA