

**Cerise Ranch POA
2013 PROPOSED Budget**

		Approved by Board on <u>Nov. 13, 2012</u> Ratified by membership on: <u>December 11, 2012</u>																	
		2011 Approved Budget	Jan-Dec 2011 Actuals	2012 Approved Budget	Jan-Sept 2012 Actuals	Projected 2012 Totals	2013 Approved Budget												
Operating Fund:																			
Income																			
	4000 · Dues Income																		
	4010 · Dues Income	112,801.00	113,850.00	108,454.00	81,341.25	108,454.00	108,454.00	no increase over 2012											
	Total 4000 · Dues Income	112,801.00	113,850.00	108,454.00	81,341.25	108,454.00	108,454.00												
	4018 · Other Income																		
	4030 · Interest Income	600.00	80.76	-	62.53	62.53	62.00												
	4040 · Late Fee Income	-	1,428.02	-	548.60	548.60	-												
	4060 · Weed Control Reimbursement	-	1,000.00	-	633.50	633.50	500.00												
	4080 · Miscellaneous Income	-	1,050.00	-	1,961.08	1,961.08	-	\$1700 from Schultze claim - title transfer fees, Holy Cross equity refund											
	4090 · Transfer Fee	-	3,350.00	-	9,696.25	9,696.25	-												
	4096 · Working Capital Assessments		24,265.90																
	4095 · Trash Fee Billed	7,200.00	8,935.00	9,480.00	7,724.81	10,514.81	10,515.00	projected '12 amt reflects 4th qtr billing											
	Total 4018 · Other Income	7,800.00	40,109.68	9,480.00	20,626.77	23,416.77	11,077.00												
	Total Operating Fund Income	120,601.00	153,959.68	117,934.00	101,968.02	131,870.77	119,531.00												
Operating Expense																			
	6000 · Administrative Costs																		
	6005 · Bad Debt Allowance	12,000.00	29,240.83	4,000.00	-	-	4,000.00												
	6010 · Insurance	4,300.00	4,472.00	4,374.00	4,207.00	4,207.00	4,628.00	Assumes 10% increase											
	6020 · Office Expense	1,350.00	392.53	500.00	483.50	600.00	600.00	Mileage, copies, postage											
	6030 · Tax Preparation	395.00	375.00	500.00	84.00	500.00	500.00												
	6040 · Banking Fees	75.00	8.00	40.00	6.36	9.54	10.00												
	6060 · Legal Fees/Collection	4,885.00	3,677.44	4,000.00	4,008.75	4,100.00	4,100.00	Includes Schoon, Schultze, and water rights											
	6070 · Management Fee	20,000.00	20,678.40	20,000.00	13,250.25	16,000.00	16,500.00												
	6070 · Accounting Fee				4,507.00	6,000.00	6,000.00	2013 Acctng + Mgmt reflects 13% increase											
	6080 · Website Maintenance	540.00	803.25	750.00	388.50	518.00	750.00												
	6093 · CO Consumer Use Tax				9.00	9.00	15.00	Colorado tax on out-of-state internet purchases											
	Total 6000 · Administrative Costs	43,545.00	59,647.45	34,164.00	26,944.36	31,943.54	37,103.00												
	6100 · Common Area Expense																		
	6105 · Clubhouse																		
	6110 · CH Cleaning	2,200.00	1,592.00	1,750.00	1,462.50	1,750.00	1,750.00												
	6120 · CH Internet	970.00	644.84	720.00	628.98	862.64	942.00	Comcast to increase base price by \$3/mo											
	6130 · CH Repairs & Maint	1,200.00	2,343.98	1,750.00	3,612.78	3,750.37	1,750.00	'12 includes \$3,200 for repainting clubhouse interior											
	6140 · CH Supplies	150.00	165.87	100.00	447.92	447.92	500.00	'12 includes \$272.05 for decorations (Garland/Bows)											
	6150 · CH Utilities	3,720.00	3,028.89	4,220.00	2,274.50	2,739.50	3,014.00	assumes 10% increase over 2012 actuals											

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	6160 · CH Water & Sewer	720.00	736.11	750.00	540.87	811.31	836.00	MVMD project 3% increase over 2012 actuals							
	6170 · CH Pool Cleaning & Maint	4,013.00	2,496.74	4,000.00	2,451.30	3,451.30	4,000.00	Mountain Blue Pool & Spa							
	6180 · CH Pool Supplies	400.00	-	500.00	286.00	1,925.00	500.00	'12 includes repaired pool reel & possible new pool cover							
	6190 · CH Security	-	-	4,000.00	3,983.01	4,500.00	900.00	New alarm system in 2012; monitoring costs in 2013							
	Total 6105 · Clubhouse	13,373.00	11,008.43	17,790.00	15,687.86	20,238.04	14,192.00								
	6200 · Maintenance														
	6205 · Maintenance Supplies		270.28		44.74	60.00	75.00	misc supplies such a speed bump paint, etc							
	6240 · Ditch Assessment	3,336.00	2,502.00	2,800.00	2,502.00	2,502.00	2,800.00	same as '12 budget to prepare for unanticipated increases							
	6250 · General Maintenance	3,500.00	4,321.09	3,500.00	3,092.70	3,355.34	3,500.00	'12 includes new pool furniture; \$1,000 fire dept. donation							
	6260 · Landscaping	41,000.00	44,350.03												
	6260.1 · Maintenance		28,948.79	29,339.00	22,296.95	29,339.00	30,839.00	Twisted Tree; increase in '13 for expanded services (trees, irrig)							
	6260.4 · New Plantings			1,125.00	1,019.35	1,019.35	1,125.00	new flowers each year							
	6260.5 · Mowing	-	-	3,636.00	1,398.44	1,398.44	1,500.00	Field mowing - Twisted Tree; reduced due to Nieslanik haying							
	6260.2 · Irrigation Repairs		12,620.24	2,000.00	3,088.73	3,088.73	2,000.00	non-contract repairs							
	6260.3 · Weed Control		2,781.00	4,900.00	3,873.00	3,873.00	4,900.00	2012 under budget due to private lot reimbursements							
	6260.6 · Open Space				302.97	302.97		Schoon Fire Damage/mitigation							
	6260.7 · Supplies				61.84	61.84	100.00	minor maint supplies reimb to PDolan in '12							
	6270 · Signage	300.00	390.56	300.00	-	300.00	300.00								
	6280 · Snow Removal	3,000.00	2,400.00	3,000.00	900.00	2,100.00	3,000.00	RC Schneider Construction contract							
	Total 6200 · Maintenance	51,136.00	54,233.96	50,600.00	38,580.72	47,400.67	50,139.00								
	6500 · Other														
	6520 · Contingency		-		300.00	300.00	425.00	'12: Replace Garcia's (2) car windows							
	6510 · DRB Expense	-	122.50	-	347.50	400.00	400.00	Misc DRB mgmt tasks; offset by prior or current DRB fees							
	Total 6500 · Other	-	122.50	-	647.50	700.00	825.00								
	6300 · Utilities														
	6310 · Electricity	1,860.00	2,187.83	2,500.00	2,353.17	2,963.17	3,110.00	Assumes 5% increase over 2012 actuals							
	6320 · Trash Removal	7,200.00	8,585.86	9,480.00	8,000.73	10,600.00	10,600.00	paid for by trash fees to homeowners							
	6330 · Water Augmentation Fee	3,500.00	3,237.60	3,400.00	3,374.40	3,374.40	3,544.00	Basalt Water Conservancy District; 5% increase							
	Total 6300 · Utilities	12,560.00	14,011.29	15,380.00	13,728.30	16,937.57	17,254.00								
	Total 6100 · Common Area Expense	77,069.00	79,376.18	83,770.00	68,644.38	85,276.28	82,410.00								
	Total Operating Expense	120,614.00	139,023.63	117,934.00	95,588.74	117,219.82	119,513.00								
	NET OPERATING FUND	(13.00)	14,936.05	-	6,379.28	14,650.95	18.00	net surplus at '12 year-end available for operational uses							

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RESERVE FUND:															
	Beginning Fund Balance					96,123.53	96,123.53	96,123.53	116,546.92						
	7000 · Reserve Fund Revenues														
	7020 · Reserve Interest Income	400.00	534.47	-	258.39	387.59	387.00								
	7010 · Reserve Assessment	30,000.00	30,000.00	34,345.00	25,758.75	34,345.00	34,345.00								
	Total 7000 · Reserve Fund Revenues	30,400.00	30,534.47	34,345.00	26,017.14	34,732.59	34,732.00								
	Total Reserve Fund Income	30,400.00	30,534.47	34,345.00	26,017.14	34,732.59	34,732.00								
	8000 · Reserve Fund Expenses														
	8020 · Reserve Expense - Upper Ditch Legal	-	2,814.78												
	8030 · Reserve Expense Asphalt				7,430.00	7,430.00	-								'12: Clean, crack fill, patched area
	8040 · Reserve Expense - Pool Furniture	-	3,416.23												
	8050 · Reserve Expense - Removal of Gazebo	-	2,300.00												
	8060 · Reserve Expense - Rd Base Bike Path	-	608.36		1,729.46	1,729.46									partial upgrade of path
	8070 · Reserve Expense - Boiler Replacement	-	2,587.00												
	8080 · Reserve Expense - Pool	-	1,840.00												
	8090 · Reserve Expense - Clubhouse Stain	-	3,160.00												
	8100 · Reserve Expense - Ditch & Erosion	-	8,287.50		3,956.10	3,956.10									clean, repair ditches & culverts
	8110 · Reserve Expense - Mud Clean Up	-	7,122.50												
	8120 · Reserve Expense - Pond Maintenance	-	1,257.65		1,193.64	1,193.64									maintenance to control algae growth
	Total 8000 · Reserve Fund Expenses	-	33,394.02	-	14,309.20	14,309.20	-								
NET RESERVE FUND		30,400.00	(2,859.55)	130,468.53	107,831.47	116,546.92	151,278.92								
NET OPERATING + RESERVE FUNDS		30,387.00	12,076.50	130,468.53	114,210.75	131,197.87	151,296.92	Recommended YE 2013 Res. Bal per '08 study = \$154,523.83							