

	2010 Ratified Budget	2010 Actual Totals	2010 Variance	2011 Proposed Budget
OPERATING REVENUES				
Homeowner Association Dues	281,700	281,700	-	281,700
Bad Debt		(1,560)	(1,560)	0
Less Reserve Fund	(87,000)	(87,000)	-	(87,000)
Finance Charges	1,000	263	(737)	300
Architectural Review Fees	1,000	230	(770)	300
Fines & Penalties	1,000	1,275	275	1,000
RV Parking Income	17,040	16,364	(677)	16,320
Water Charges	78,000	84,038	6,038	84,000
Interest Income	4,700	5,865	1,165	6,000
Total Operating Revenue	297,440	301,175	3,735	302,620
OPERATING EXPENSES				
Administrative				
Accounting Fees	1,000	1,084	(84)	1,100
Copies & Postage	2,500	4,139	(1,639)	4,000
Office Supplies	1,000	1,652	(652)	1,000
Website Maintenance	1,500	2,477	(977)	500
Website Redesign (one time fee)		1,337	(1,337)	0
Bank Service Charges	500	151	349	0
Grand Teton Property Mgmt	63,600	63,600	-	63,600
Insurance-Other	5,000	5,977	(977)	6,000
Professional Expenses				
Legal Fees	7,500	12,265	(4,765)	7,500
Grounds Maintenance				
General Grounds Maintenance	15,000	11,228	3,772	15,000
Irrigation Maintenance	15,000	24,598	(9,598)	25,000
Tree Maintenance	2,500	4,822	(2,322)	7,000
Waterway Maintenance	5,000	763	4,238	1,000
Mowing-Entries	13,000	12,485	515	13,000
Mowing-Open Space	14,000	17,000	(3,000)	17,000
Ponds	10,000	-	10,000	23,000
Street Maintenance	10,000	-	10,000	1,000
Tree Spraying	15,000	13,695	1,305	14,000
Weed Spraying	13,000	11,074	1,926	13,000
RV Parking Maintenance	4,000	1,806	2,194	12,000
Snow Removal	25,000	17,208	7,792	16,000
Water & Sewer Maintenance				
Alarm	1,500	726	774	1,000
Building Maintenance	1,500	2,919	(1,419)	1,500
Engineering	32,000	30,435	1,565	32,000
System Maintenance	5,000	13,951	(8,951)	5,000
Utilities	20,000	19,095	905	20,000
Other				
Taxes & Licenses	3,500	1,979	1,521	2,000
Miscellaneous/Contingency	7,000	292	6,709	500
Total Operating Expenses	294,600	276,757	17,843	302,700
Net Operating Income/(Expense)	2,840	24,418	21,578	(80)
MAINTENANCE RESERVE ACCT				
Monthly Deposits	87,000	87,000	-	87,000
Monthly Expenses				
Chip Sealing	100,000	0	100,000	125,000
Tree Replacement	10,000	0	10,000	10,000
Professional Fees (Transition)	30,000	28,873	1,127	0
Emergency Engineering				
Emergency Repairs				
Hydrant Maintenance - 34				6,800
Street Maintenance				3,000
Alarm Call Function				1,000
Total Maintenance Reserve Expenses	140,000	28,873	111,127	145,800
Net Maintenance Income	(53,000)	58,127	111,127	(58,800)
CAPITAL EXPENDITURES/REVENUE				
Post Office Boxes	30,000	0	30,000	30,000