

Budget 2011	11 Budget Amount	Homes %	Homes Amount	S&T Amount	
Income Total			\$56,755	\$179,420	
Expense					
Reserves			\$13,564	\$48,090	2011 funding must total \$61,654 and increase by 3.5% annually. (se \$48,090 S&T, \$13,564 (22%))
Operating			\$52,993	\$138,392	
Delta			-\$9,802	-\$7,062	Deficit to be paid by prior years surplus.

Income					
Clubhouse Rental	\$3,200		\$3,200	\$0	Day Rate: \$150 Mtg rate: \$65
Crab Feast	\$0		\$0	\$0	
HOA Dues	\$53,055		\$53,055	\$0	393 homes @ \$135
HOA Late Fees	\$0		\$0	\$0	
HOA Administration Fee	\$500		\$500	\$0	Transfer fee 50 for Admin. Costs
Mainstream Ads	\$0		\$0	\$0	
S&T Dues	\$176,000		\$0	\$176,000	400 @ \$440
S&T Late Fees	\$1,000		\$0	\$1,000	
S&T Guest Passes	\$2,000		\$0	\$2,000	
S&T Membership Transfer Fee	\$250		\$0	\$250	
Tennis Only Membership	\$170		\$0	\$170	2@\$85

Operating						
Accountants	Accountants	\$500	50%	\$250	\$250	
	Accountant Tax Prep	\$500	50%	\$250	\$250	
	5 year Reserve Study	\$0	50%	\$0	\$0	fall 2013 or spring 2014, budget \$3,000 appx.
	Financial Audit	\$3,000	50%	\$1,500	\$1,500	
	Total Accountants	\$4,000				
Board Activities	Directors Fund	\$100	50%	\$50	\$50	
	Homes Beautiful	\$175	100%	\$175	\$0	
	Total Board	\$275				
Committees	ACC	\$300	100%	\$300	\$0	Spring Clinic
	Neighborhood Watch	\$100	100%	\$100	\$0	
	Playground	\$0	50%	\$0	\$0	
	Social Crab Feast	\$500	30%	\$150	\$350	
	Social Family Day	\$500	30%	\$150	\$350	Pool Openning Party
	Social Other	\$400	50%	\$200	\$200	
	Tennis	\$1,000	0%	\$0	\$1,000	
	Swim Team	\$2,500	0%	\$0	\$2,500	
	Pool	\$300	0%	\$0	\$300	
	Total Committees	\$5,600				

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Facilities Maintenance	Consumables	\$1,000	50%	\$500	\$500	
	Clubhouse Maintenance	\$2,000	50%	\$1,000	\$1,000	
	Costco Membership	\$50	50%	\$25	\$25	
	Repairs & Maintenance	\$4,500	50%	\$2,250	\$2,250	
	Fire C Permit	\$650	100%	\$100	\$550	
	HVAC Maintenance Contract	\$300	100%	\$300	\$0	
	Landscaping	\$2,000	50%	\$1,000	\$1,000	
	Homes Operating Reserve	\$1,500	100%	\$1,500	\$0	
	S&T Operating Reserve	\$4,500	0%	\$0	\$4,500	
	Trash Removal	\$2,600	30%	\$780	\$1,820	
Total Facilities Maintenance		\$19,100				
Facility Operations	Office Supplies	\$2,000	50%	\$1,000	\$1,000	
	Training	\$800	50%	\$400	\$400	
	Total Facility Operations	\$2,800				
Insurance	Commercial	\$8,000	0%	\$0	\$8,000	
	Director Liability	\$1,500	100%	\$1,500	\$0	
	Total Insurance	\$9,500				
Legal	Sheriff Delivery Fees HOA	\$150	100%	\$150	\$0	
	Sheriff Delivery Fees SNT	\$100	0%	\$0	\$100	
	Attorney Retainer	\$1,000	50%	\$500	\$500	
	Attorney work HOA	\$10,000	100%	\$10,000	\$0	
	Attorney work SNT	\$1,000	0%	\$0	\$1,000	
Total Legal	\$12,250					
Mainstream	Printing	\$1,500	50%	\$750	\$750	
	Postage (Bulk Rate)	\$1,500	50%	\$750	\$750	
	Total Mainstream	\$3,000				
Mileage	Mileage	\$960	50%	\$480	\$480	
	Total Mileage	\$960				
Pool Maintenance	Contract	\$59,450	0%	\$0	\$59,450	Includes contract price, overtime hrs for events and \$3,000 for repairs and \$7,000 for chemicals and Janitorial
	Repairs, Chemicals & Janitorial S	\$14,000	0%	\$0	\$14,000	
	Water to fill pool & Drain & Clean	\$3,200	0%	\$0	\$3,200	
	Total Pool Maintenance	\$76,650				

Includes contract price, overtime hrs for events and \$3,000 for repairs and \$7,000 for chemicals and Janitorial

\$3,200 with \$1800 to fill pool and \$1400 drain& clean

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Postage	HOA Annual Bill	\$110	100%	\$110	\$0
	HOA Certified Mail	\$250	100%	\$250	\$0
	HOA General Postage	\$165	100%	\$165	\$0
	HOA Mailbox Rental	\$150	100%	\$150	\$0
	S&T Annual Bill	\$110	0%	\$0	\$110
	S&T Certified Mail	\$450	0%	\$0	\$450
	S&T General Postage	\$215	0%	\$0	\$215
	S&T Mailbox Rental	\$150	0%	\$0	\$150
Total Postage		\$1,600			
Printing	HOA Stationary	\$450	100%	\$450	\$0
	HOA Directory	\$1,200	100%	\$1,200	\$0 every 2 years
	S&T Stationary	\$450	0%	\$0	\$450
	Total Printing	\$2,100			
Taxes	Federal Income Tax	\$2,000	50%	\$1,000	\$1,000
	State Association Tax	\$300	100%	\$300	\$0
	State Income Tax	\$500	50%	\$250	\$250
	Total Income Tax	\$2,800			
Utilities	Electric	\$11,000	30%	\$3,300	\$7,700
	Phones	\$1,500	30%	\$450	\$1,050
	Facility Water	\$1,500	0%	\$0	\$1,500
	Total Utilities	\$14,000			
Wages	Bonus	\$300	50%	\$150	\$150 F124
	Company Federal Unemployment	\$200	50%	\$100	\$100
	Company Medicare	\$600	50%	\$300	\$300
	Company Social Security	\$2,000	50%	\$1,000	\$1,000
	Company VA Unemployment	\$50	50%	\$25	\$25
	Payroll (Facility Manager)	\$25,025	50%	\$12,513	\$12,513
	Payroll (Groundskeepers)	\$4,415	70%	\$3,090	\$1,325
	Payroll (Seasonal Help)	\$4,160	50%	\$2,080	\$2,080
	Payroll (Hiddenbrook Dir)		100%	\$0	\$0
	Total Wages	\$36,750			