

## Draft Budget

Britton Falls

Year: 2013

Notes:

1/1/13 396 homes Napa 145-168, Sonoma 135-156 Monterey 116-136

| GL Account                                | 2012<br>Budget<br>Total | 2013 Budget<br>Total | Note                 |
|---|-------------------------|----------------------|----------------------|
| <b>INCOME</b>                             |                         |                      |                      |
| 4000 - HOA Assessment                     | \$838,440               | \$1,008,468          | 427 homes on average |
| 4010 - Landscape Maintenance              | \$2,592                 | \$2,880              | 20 homes @\$12/mo.   |
| 4100 - Late Charge Income                 | \$480                   | \$84                 |                      |
| 4200 - Capital Contribution               | \$20,010                | \$22,080             |                      |
| 4205 - Capital to Reserve                 | -\$14,210               | -\$15,684            |                      |
| 4400 - Other Income                       | \$4,800                 | \$3,600              |                      |
| 4405 - Website Income                     | \$25,200                | \$34,000             |                      |
| 4420 - Clubhouse Rental                   | \$3,600                 | \$3,000              |                      |
| 4425 - Fitness Income                     | \$28,440                | \$29,439             |                      |
| 4430 - Event Income                       | \$22,680                | \$25,920             |                      |
| 4800 - Interest Income                    | \$300                   | \$480                |                      |
| <b>TOTAL INCOME</b>                       | <b>\$932,332</b>        | <b>\$1,114,267</b>   |                      |
| <b>GROUNDS EXPENSE</b>                    |                         |                      |                      |
| 5000 - Mowing & Edging-Common Area        | \$54,051                | \$59,688             |                      |
| 5001 - Mowing & Edging Homes              | \$75,840                | \$106,141            |                      |
| 5005 - Mulch & Maintenance-Common Area    | \$25,149                | \$18,549             |                      |
| 5006 - Mulch & Maintenance Homes          | \$71,276                | \$74,263             |                      |
| 5010 - Tree & Shrub Chemicals             | \$5,132                 | \$3,762              |                      |
| 5011 - Tree & Shrub Chemicals Homes       | \$9,380                 | \$9,226              |                      |
| 5015 - Turf Chemicals-Common Area         | \$17,393                | \$18,990             |                      |
| 5016 - Turf Chemicals Homes               | \$15,963                | \$21,077             |                      |
| 5020 - Tree & Shrub Pruning-Common Area   | \$2,453                 | \$3,700              |                      |
| 5021 - Tree & Shrub Pruning Homes         | \$20,460                | \$25,564             |                      |
| 5025 - Irrigation Maintenance-Common Area | \$10,880                | \$24,000             |                      |
| 5026 - Irrigation Maintenance Homes       | \$24,411                | \$30,000             |                      |
| 5030 - Seasonal Clean-Up-Common Area      | \$2,035                 | \$1,620              |                      |
| 5031 - Seasonal Clean-Up Homes            | \$8,620                 | \$8,540              |                      |
| 5035 - Snow Removal                       | \$50,000                | \$58,324             |                      |
| 5040 - Annual Flowers                     | \$10,128                | \$6,759              |                      |
| 5045 - Tree/Sod/Plant Replacement         | \$6,000                 | \$4,500              |                      |
| 5100 - Common Area Maintenance            | \$12,000                | \$15,876             |                      |
| 5105 - Pet Stations/Cleanup               | \$0                     | \$384                |                      |
| 5130 - Lighting Maintenance               | \$12,000                | \$12,600             |                      |
| 5180 - Holding Pond Maintenance           | \$6,294                 | \$6,200              |                      |
| 5185 - Fountain Maintenance               | \$12,500                | \$13,168             |                      |
| <b>TOTAL GROUNDS EXPENSE</b>              | <b>\$451,965</b>        | <b>\$522,931</b>     |                      |

| GL Account                            | 2012<br>Budget<br>Total | 2013 Budget<br>Total | Note |
|---------------------------------------|-------------------------|----------------------|------|
| <b>CHATEAU EXPENSE</b>                |                         |                      |      |
| 5200 - Clubhouse Maintenance & Repair | \$3,300                 | \$2,004              |      |
| 5205 - Clubhouse Equipment Repair     | \$900                   | \$3,600              |      |
| 5210 - Clubhouse Floor Cleaning       | \$4,800                 | \$4,800              |      |
| 5215 - Clubhouse Janitorial           | \$18,000                | \$18,000             |      |
| 5225 - HVAC Repair & Maintenance      | \$6,500                 | \$6,000              |      |
| 5230 - Extermination                  | \$600                   | \$500                |      |
| 5235 - Alarm/Security                 | \$2,400                 | \$1,500              |      |
| 5240 - Recreation Supplies            | \$2,460                 | \$6,780              |      |
| 5245 - Fitness Instruction            | \$36,000                | \$42,147             |      |
| 5250 - Fitness Equipment Maintenance  | \$1,800                 | \$3,300              |      |
| 5255 - Kitchen Supplies               | \$3,600                 | \$3,000              |      |
| 5300 - Pool Service Contract          | \$92,004                | \$86,660             |      |
| 5310 - Pool Maintenance & Repair      | \$3,600                 | \$3,000              |      |
| 5405 - Event Expense                  | \$29,952                | \$26,784             |      |
| 5410 - Holiday Decorations            | \$6,000                 | \$6,500              |      |
| <b>TOTAL CHATEAU EXPENSE</b>          | <b>\$211,916</b>        | <b>\$214,575</b>     |      |
| <b>UTILITIES</b>                      |                         |                      |      |
| 5500 - Electric                       | \$88,000                | \$92,000             |      |
| 5505 - Water & Sanitation             | \$80,000                | \$80,000             |      |
| 5510 - Telephone                      | \$6,144                 | \$6,300              |      |
| 5515 - Refuse Collection              | \$42,480                | \$69,912             |      |
| 5520 - Cable & Internet               | \$2,520                 | \$2,400              |      |
| 5525 - Natural Gas                    | \$30,000                | \$27,000             |      |
| <b>TOTAL UTILITY EXPENSE</b>          | <b>\$249,144</b>        | <b>\$277,612</b>     |      |
| <b>PAYROLL EXPENSE</b>                |                         |                      |      |
| 5600 - Salaries                       | \$152,853               | \$154,594            |      |
| 5605 - Manager Salary                 | \$35,000                | \$40,000             |      |
| 5610 - Human Resource Expense         | \$21,000                | \$21,000             |      |
| 5615 - Payroll Taxes                  | \$14,196                | \$15,459             |      |
| 5620 - Benefits                       | \$8,400                 | \$8,400              |      |
| 5625 - Employment Expense             | \$2,592                 | \$3,984              |      |
| 5630 - Workman's Comp. Ins.           | \$2,000                 | \$2,200              |      |
| 5770 - Mileage                        | \$3,840                 | \$3,840              |      |
| <b>TOTAL PAYROLL EXPENSE</b>          | <b>\$239,881</b>        | <b>\$249,477</b>     |      |
| 5635 - Uniforms                       | \$1,500                 | \$1,800              |      |
| 5700 - Management Fees                | \$25,740                | \$30,744             |      |
| 5705 - Accounting                     | \$1,200                 | \$475                |      |
| 5710 - Legal Expense-Collections      | \$1,200                 | \$600                |      |
| 5725 - Taxes-Property                 | \$5,000                 | \$2,600              |      |
| 5735 - Insurance                      | \$20,000                | \$21,000             |      |
| 5740 - Annual Corporate Report        | \$0                     | \$8                  |      |
| 5745 - Fees/Dues/Licenses             | \$1,200                 | \$1,800              |      |
| 5750 - Postage                        | \$900                   | \$732                |      |
| 5755 - Copies/Printing/Supplies       | \$6,600                 | \$7,896              |      |
| 5760 - Subscriptions                  | \$600                   | \$600                |      |
| 5775 - Web Hosting                    | \$6,820                 | \$3,300              |      |
| 5780 - Computer Expense               | \$1,600                 | \$1,800              |      |
| <b>TOTAL ADMINISTRATION</b>           | <b>\$72,360</b>         | <b>\$73,355</b>      |      |
| 7900 - Reserve Funding                | \$47,190                | \$56,606             |      |
| <b>TOTAL EXPENSES</b>                 | <b>\$1,272,456</b>      | <b>\$1,394,556</b>   |      |
| <b>NET INCOME (LOSS)</b>              | <b>-\$340,124</b>       | <b>-\$280,289</b>    |      |