

TIMBER RIDGE NEIGHBORHOOD
Budget Reserve & Assessment Schedule
Period January 1, 2010 through December 31, 2010

	ANNUALLY	QUARTERLY	MONTHLY
OPERATING ASSESSMENT	\$ 1,381.28	\$ 345.32	\$115.11
RESERVE ASSESSMENT	\$ 118.72	\$ 29.68	\$ 9.89
TOTAL:	\$ 1,500.00	\$ 375.00	\$125.00

2009 Figures For Reference	ANNUALLY	QUARTERLY	MONTHLY
OPERATING ASSESSMENT	\$ 1,348.61	\$ 337.15	\$ 112.38
RESERVE ASSESSMENT	\$ 111.39	\$ 27.85	\$ 9.28
Total	\$ 1,460.00	\$ 365.00	\$ 121.67

BUDGET DATA INPUT SHEET	TIMBER RIDGE NEIGHBORHOOD				
#UNITS	145			Quarterly Assessment	\$ 375.00
Each \$1k of spend per door	\$ 6.90				
Approved by Board 12/10/09	2009 BUDGET	AS OF 9/30/2009	ESTIMATED 3 MONTHS 2009	ESTIMATED YEAR END 2009	BUDGET 2010
INCOME					
Operating Assessments	195,549	146,662	48,887	195,549	200,286
Reserve Assessments	16,151	12,113	4,038	16,151	17,214
Prior Year Surplus	0	0	0	0	15,000
Gate Opener	0	180	60	240	0
Misc. Income & Cost Recovery	0	4,722	1,574	6,296	0
Collection Fees	0	1,275	425	1,700	0
Owners Interest Charges	0	3,494	1,165	4,658	0
Lease Application Fees	0	300	100	400	0
Interest Income - Checking	0	120	40	159	0
Interest Income - Reserves	0	619	206	825	0
TOTAL INCOME	211,700	169,484	56,495	225,979	232,500
EXPENSES					
Maintenance					
Repairs & Maintenance	6,000	1,277	426	1,703	2,500
Street Signs	500	0	0	0	500
Storm Damage Expense	3,000	0	0	0	1,500
Walls/Monument/Fence/Mailbox	5,000	4,470	1,490	5,960	6,000
Holiday Decoration	500	0	0	0	500
Gate Repair & Maintenance	2,000	2,345	782	3,126	3,500
Camera Security System	1,000	0	0	0	500
Utilities					
Electricity - Sign Lights	300	198	66	264	300
Electricity - Street Lights	3,500	3,488	1,163	4,651	4,800
Electricity - Irrigation	300	147	49	196	200
Cable TV	66,000	51,000	17,604	68,604	70,350
Telephone - Gate Entry System	1,100	976	325	1,301	1,340
Irrigation Water	1,000	524	175	699	1,000
Administrative					
Management Fee	18,540	13,905	4,635	18,540	18,540
Insurance Liability & D&O	4,789	3,476	1,569	5,045	5,045
Legal Fees	6,500	8,572	2,857	11,429	12,000
Accounting/Audit Fees	2,000	436	0	436	400
Office Expenses & Postage	1,750	2,028	676	2,704	2,000
Corporate Annual Fee	61	61	0	61	62
Website	0	240	80	320	370
Contingency	1,649	0	0	0	1,419
Bad Debt Expense	0	836	279	1,114	9,100
Landscaping					
Landscape Maintenance	54,360	37,800	12,600	50,400	54,360

Irrigation System Repair	1,200	1,270	423	1,693	2,200
Special Landscape Maint.	1,000	1,265	422	1,687	2,000
Plant Replacement	2,000	2,076	692	2,768	2,800
Mulch	7,500	0	7,500	7,500	7,500
Tree Trimming	1,500	3,075	0	0	3,000
Sod Replacement	2,500	0	0	0	1,500
TOTAL OPERATING EXPENSES	195,549	139,464	53,812	190,201	215,286
Transfer Interest To Reserves	0	619	206	825	0
Reserves	16,151	12,113	4,038	16,151	17,214
TOTAL COMMON EXPENSES	211,700	152,196	58,056	207,177	232,500
Net Surplus/(Deficit)	0	17,288	(1,561)	18,802	0

TIMBER RIDGE NEIGHBORHOOD
Approved Budget Reserves For Capital Expenditure And Deferred Maintenance
January 1, 2010 through December 31, 2010

#UNITS **145**

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2010 Estimated Remaining Life (Years)	9/30/2009 Current Reserve Balance	Add'l Reserve Funding 12/31/2009	Estimated Reserve Balance 1/1/2010	Additional Reserves Required	Annual Funding Required In 2010	Quarterly Funding Required In 2010
Pavers Reserve	20	\$ 12,000	15	\$ 10,985	\$ 640	\$ 11,625	\$ 375	\$ 25	\$ 6
Asphalt Reserve	25	\$ 250,000	20	\$ 5,115	\$ 119	\$ 41,042	\$ 208,958	\$ 10,448	\$ 2,612
Monument Sign	10	\$ 5,000	5	\$ 2,950	\$ 98	\$ 3,533	\$ 1,467	\$ 294	\$ 74
Bridge Rails & Column	7	\$ 5,000	2	\$ 2,742	\$ 251	\$ 2,993	\$ 2,007	\$ 1,004	\$ 251
Uninsured Losses	4	\$ 20,000	0	\$ 18,445	\$ 1,555	\$ 20,000	\$ -	\$ -	\$ -
Wall Paint	5	\$ 5,000	1	\$ 2,917	\$ 417	\$ 3,334	\$ 1,666	\$ 1,666	\$ 417
Wall Renovation	22	\$ 30,000	18	\$ 2,625	\$ 375	\$ 3,000	\$ 27,000	\$ 1,500	\$ 375
Audit	5	\$ 7,000	1	\$ 4,084	\$ 583	\$ 4,724	\$ 2,277	\$ 2,277	\$ 569
Unallocated Interest				\$ 1,627	\$ -	\$ 1,627	\$ -	\$ -	\$ -
Totals		\$ 334,000		\$ 51,491	\$ 4,038	\$ 91,878	\$ 243,749	\$ 17,214	\$ 4,304

Date of budget			
Financials as at date			
Months included	9	Ratio	0.33
Months to be calculated	3		
Units	145		
Association Name	TIMBER RIDGE NEIGHBORHOOD		