

2010 Budget Summary

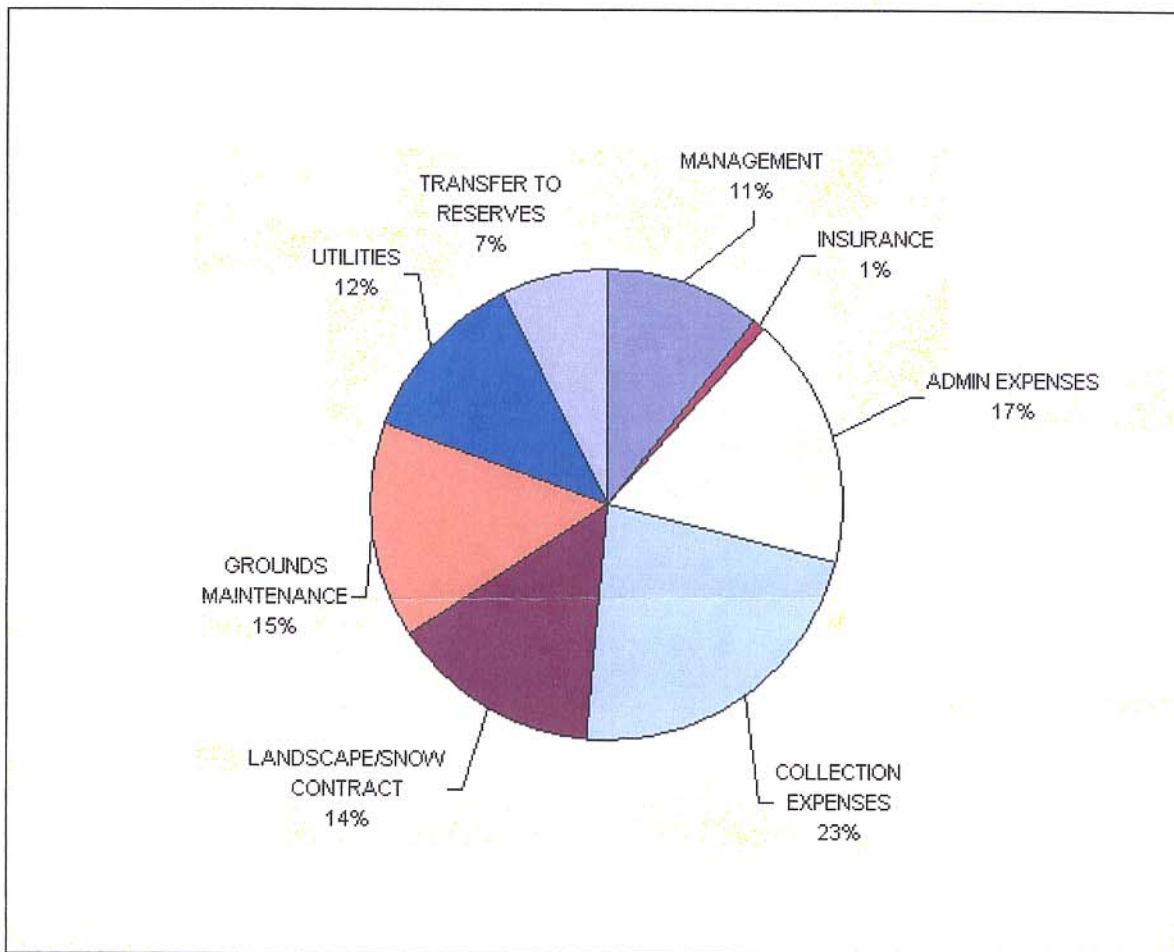
RIDGE CREST 2010 BUDGET			
INCOME	BUDGET 2010	BUDGET 2009	\$ Difference in Budgets
ASSESSMENTS	154,524	154,524	0
FINES/VIOLATION INCOME	2,400	1,800	600
LATE FEES INCOME/FEES	26,800	19,800	7,000
LIEN FILING	3,200	2,400	800
LEGAL FEES-COLLECTION INCOME	17,400	24,000	(6,600)
TOTAL	204,324	202,524	1,800
EXPENSES			
ADMINISTRATIVE			
MANAGEMENT	22,380	21,624	756
LEGAL-GENERAL	1,800	1,200	600
LEGAL-COLLECTION	17,400	24,000	(6,600)
LEGAL - COVENANT ENFORCEMENT	1,200	2,000	(800)
LIEN FILING	3,200	1,800	1,400
COLLECTION EXPENSE	17,000	18,000	(1,000)
INSURANCE	1,680	1,780	(100)
AUDIT/TAXES	3,125	2,472	653
ADMINISTRATIVE	10,900	9,960	940
POSTAGE	3,200	3,580	(380)
NEWSLETTERS	2,580	0	2,580
GRANTS/DONATIONS	500	500	0
BAD DEBT EXPENSE	8,400	7,920	480
WEB SITE	250	420	(170)
SOCIAL	10,000	8,000	2,000
MISCELLANEOUS EXPENSE	1,500	1,000	500
TOTAL ADMINISTRATIVE EXPENSES	105,115	104,256	859
GROUNDS MAINTENANCE			
PET PICK UP	500	100	400
LANDSCAPE CONTRACT	28,800	27,516	1,284
LANDSCAPE IMPROVEMENTS/MAINTENANCE	18,304	22,404	(4,100)
SPRINKLER REPAIRS	6,100	6,480	(380)
WINTER WATERING	5,000	0	5,000
SNOW REMOVAL	0	2,520	(2,520)
FENCE MAINTENANCE	700	120	580
TOTAL GROUNDS MAINTENANCE	59,404	59,140	264
UTILITIES			
ELECTRICITY	1,680	1,560	120
WATER & SEWER	23,625	23,300	325
TOTAL UTILITIES	25,305	24,860	445
Subtotal - Expenses	189,824	188,256	1,568
TRANSFER TO RESERVES	14,500	14,268	232
TOTAL EXPENSES	204,324	202,524	1,800
NET OPERATING INCOME	0	0	0

Ridge Crest 2010 Annual Budget

This chart and graph show the main budget categories and the percentage of expense in each category. The breakdown of Per Unit/Month details where the average monthly assessment is spent.

Income	Total Budget	Per Unit/Month	
ASSESSMENTS	154,524	26.33	<i>Average</i>
OTHER INCOME	49,800	8.49	
	204,324	34.82	

Expenses	Total Budget	Per Unit/Month	%
MANAGEMENT	22,380	3.81	11.0%
INSURANCE	1,680	0.29	0.8%
ADMIN EXPENSES	35,055	5.97	17.2%
COLLECTION EXPENSES	46,000	7.84	22.5%
LANDSCAPE/SNOW CONTRACT	28,800	4.91	14.1%
GROUNDS MAINTENANCE	30,604	5.22	15.0%
UTILITIES	25,305	4.31	12.4%
TRANSFER TO RESERVES	14,500	2.47	7.1%
	204,324	34.82	85.9%



Bad Debt Expense

Expense related to bad-debt write off for bankruptcies, foreclosures, etc... I have done my best to anticipate this expense for next year but it was difficult due to the large write off in March of \$34,000

Web Site

Expense for website hosting of the Association website. I didn't change this item because it is such a small amount and the historical data seemed inaccurate

Social

Expense for social events, welcome home party, block parties, etc... I increased this amount slightly to compensate for new move in gift baskets.

Miscellaneous

Unforeseen expenses or expenses that do not apply to other areas of administrative expenses. Increased by 50% due to

Grounds Maintenance Expenses**Common Area Maintenance**

Expenses related to making improvements on common area properties

Pet Pick Up

Expense related to restocking and maintaining dog stations throughout the community

Landscape Contract

Fees paid to the grounds maintenance contractor based on the proposed 2009 contract earlier in the year

Landscape Repairs

Expense for minimal repairs made to landscaping. Based on 2009 actual expense of \$13,610

Sprinkler Repairs

Expense associated with the maintenance and repair of the irrigation system

Winter Watering

This item had not been previously budgeted so I added a monthly amount based on proposals from earlier in the year

Snow Removal

Expense to perform snow removal at the eyebrows, common area sidewalks and mail kiosks. 12 month actual was \$2,700

Fence Repair/Maintenance

of \$2,445.

Utility Expenses**Electricity**

Utility expense to operate the irrigation system. Based on 2009 actual expense of \$1,660

Water & Sewer

Expense to irrigate turf areas throughout the community. Based on 2009 actual expense of \$21,670

Reserve Additions

Transfers to the reserve account based on the reserve analysis performed for the community