

Gold Point Homeowners Association 2
Budget 8/1/11-7/31/12

WORKSHEET #4	2010-2011	THRU 4/30/11	UPDATED	2011-2012	1/5OTH PH	1/5OTH 3B	1/5OTH 2B	1/5OTH 1B	1/5OTH 3B
6/8/11	BUDGET	YTD ACTUALS	FORECAST	BUDGET	3 BDRM	3 BDRM	2 BDRM	1 BDRM	3 BDRM
INCOME:					PENTHOUSE				ODD/EVEN
LATE FEE INCOME	\$7,500.00	\$10,083.77	\$11,000.00	\$7,500.00	\$14.52	\$14.52	\$9.68	\$4.84	\$7.26
MISC INCOME	\$1,500.00	\$731.40	\$850.00	\$1,500.00	\$0.29	\$0.29	\$0.19	\$0.10	\$0.15
HOMEOWNER DUES INCOME	\$391,413.11	\$235,239.67	\$313,652.89	\$422,373.80	\$754.00	\$754.00	\$562.18	\$370.36	\$387.91
TOTAL INCOME:	\$399,063.11	\$246,054.84	\$325,502.89	\$430,023.80	\$768.81	\$768.81	\$572.05	\$375.30	\$395.32
EXPENSES									
MANAGEMENT FEE	\$14,781.00	\$11,022.15	\$14,781.00	\$14,781.00	\$22.74	\$22.74	\$22.74	\$22.74	\$22.28
SNOW REMOVAL	\$400.00	\$1,953.44	\$1,953.44	\$400.00	\$0.77	\$0.77	\$0.52	\$0.26	\$0.39
HEALTH CLUB DUES	\$5,036.43	\$10,305.85	\$8,300.00	\$5,851.84	\$9.00	\$9.00	\$9.00	\$9.00	\$4.50
CABLE TV	\$5,430.24	\$3,932.35	\$5,243.13	\$5,000.00	\$7.89	\$7.89	\$7.89	\$3.85	\$3.85
HOT TUB MAINTENANCE	\$4,450.50	\$1,946.87	\$2,585.83	\$2,725.62	\$5.28	\$5.28	\$3.52	\$1.76	\$2.64
GENERAL RESERVES	\$19,851.00	\$14,835.41	\$19,851.00	\$19,851.00	\$38.42	\$38.42	\$25.61	\$12.81	\$19.21
COMMON AREA UTILITIES	\$18,252.63	\$11,306.33	\$15,075.11	\$15,828.86	\$30.64	\$30.64	\$20.42	\$10.21	\$15.32
COMMON AREA CLEANING	\$9,939.92	\$12,290.00	\$16,345.00	\$16,345.00	\$31.64	\$31.64	\$21.09	\$10.55	\$15.82
FIRE ALARM MAINTENANCE	\$2,746.80	\$3,209.06	\$4,278.75	\$4,492.68	\$8.70	\$8.70	\$5.80	\$2.90	\$4.35
TRASH REMOVAL*	\$3,775.28	\$2,926.05	\$3,901.40	\$4,096.47	\$7.93	\$7.93	\$5.29	\$2.64	\$3.96
POSTAGE	\$1,523.37	\$1,237.85	\$1,660.47	\$1,732.99	\$2.67	\$2.67	\$2.67	\$2.67	\$1.33
MISCELLANEOUS	\$300.00	\$0.00	\$0.00	\$300.00	\$0.46	\$0.46	\$0.46	\$0.46	\$0.23
TRAVEL & ENTERTAINMENT	\$150.00	\$33.08	\$60.00	\$100.00	\$0.15	\$0.15	\$0.15	\$0.15	\$0.08
INCOME TAX	\$600.00	(\$836.82)	(\$837.00)	\$200.00	\$0.31	\$0.31	\$0.15	\$0.31	\$0.15
ADMIN FEE	\$11,400.38	\$447.92	\$597.23	\$12,439.05	\$19.14	\$19.14	\$19.14	\$19.14	\$9.57
INSURANCE*	\$16,931.00	\$4,409.00	\$16,931.00	\$16,931.00	\$32.77	\$32.77	\$21.85	\$10.92	\$16.38
PROFESSIONAL FEES	\$5,355.00	\$5,371.90	\$9,073.60	\$9,073.60	\$13.96	\$13.96	\$13.96	\$13.96	\$6.98
BANK SERVICE CHARGES	\$0.00	\$524.69	\$525.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LANDSCAPING/EXT. MAINT	\$250.00	\$0.00	\$100.00	\$100.00	\$0.19	\$0.19	\$0.13	\$0.06	\$0.10
UNIT TELEPHONES	\$576.45	\$466.33	\$621.77	\$652.86	\$1.00	\$1.00	\$1.00	\$1.00	\$0.50
COMMONS BUILDING*	\$4,131.00	\$3,098.25	\$4,131.00	\$4,131.00	\$6.36	\$6.36	\$6.36	\$6.36	\$3.18
MAINTENANCE EXPENSE	\$45,330.84	\$42,405.24	\$56,540.32	\$52,443.84	\$101.50	\$101.50	\$67.67	\$33.83	\$50.75
WATER & SANITATION	\$9,508.28	\$6,428.02	\$8,570.69	\$8,989.23	\$17.42	\$17.42	\$11.61	\$5.81	\$8.71
FRONT DESK/OFFICE	\$46,918.91	\$35,189.19	\$46,919.00	\$48,326.57	\$74.35	\$74.35	\$47.35	\$23.35	\$37.17
ACCOUNTING	\$9,114.67	\$6,836.04	\$9,115.00	\$9,388.45	\$14.44	\$14.44	\$14.44	\$14.44	\$7.22
UNIT ELECTRICITY/GAS	\$8,484.24	\$8,017.96	\$10,650.61	\$11,223.14	\$21.73	\$21.73	\$14.48	\$7.24	\$10.86
SPRING/FALL CLEANS	\$11,000.00	\$6,486.49	\$12,064.48	\$11,168.31	\$21.62	\$21.62	\$14.41	\$7.21	\$10.81
PROPERTY TAXES	\$24,024.00	\$21,215.06	\$21,215.06	\$17,820.65	\$34.49	\$34.49	\$22.99	\$11.50	\$17.25
FURNITURE RESERVES	\$44,792.00	\$33,473.46	\$44,792.00	\$44,792.00	\$86.69	\$86.69	\$57.80	\$28.90	\$43.35
PRINTING	\$1,500.20	\$889.23	\$1,185.64	\$1,244.92	\$1.92	\$1.92	\$1.92	\$1.92	\$0.96
RETIREMENT OF DEFICIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DELINQUENCY FACTOR	\$6,300.00	\$0.00	\$22,686.00	\$11,343.00	\$18.39	\$18.39	\$13.71	\$9.03	\$9.20
TOTAL EXPENSES:	\$399,063.13	\$306,799.63	\$426,722.77	\$422,285.09	\$768.81	\$768.81	\$572.05	\$375.30	\$395.32
OWNER DUES PER YEAR:				\$414,635.09	\$754.00	\$754.00	\$562.18	\$370.36	\$387.91
SEMI-ANNUAL DUES:				\$377.00	\$377.00	\$377.00	\$281.09	\$185.18	\$193.96
OWNERS DUES PER MONTH:					\$62.83	\$62.83	\$46.85	\$30.86	\$32.33
2010/2011					\$720.08	\$720.08	\$531.76	\$343.43	\$371.28
PERCENTAGE OF CHANGE					4.71%	4.71%	5.72%	7.84%	4.48%
					Operating Dues	\$314.44	\$239.39	\$164.33	\$162.68
					Furniture Reserve	\$43.35	\$28.90	\$14.45	\$21.87
					General Reserve	\$19.21	\$12.81	\$6.40	\$9.61
						\$377.00	\$281.09	\$185.18	\$193.96
					CASH PRICE	\$365.69	\$272.66	\$179.63	\$188.14