

Twelve Month Budget

2013 Sorrel Ranch HOA

Sorrel Ranch HOA Accrual Budget Year Starts January 1, 2013

Prepared by Weststar Management Corp. on October 12, 2012

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Operating Income													
4010 Association Assessments	22,849.00	22,922.00	22,995.00	23,068.00	23,214.00	23,360.00	23,506.00	23,579.00	23,652.00	23,725.00	23,798.00	23,871.00	280,539.00
4020 Builder Assessments	2,361.00	2,337.00	2,312.00	2,288.00	2,239.00	2,191.00	2,142.00	2,118.00	2,093.00	2,069.00	2,045.00	2,020.00	26,215.00
4040 CC&R Fines	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4080 Late Fee Income	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4100 Legal Fee Reimbursement Income	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	80.00	80.00	80.00	80.00	1,000.00
4110 Misc Income	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	0.00	600.00
4200 Working Capital Income	146.00	146.00	146.00	146.00	292.00	292.00	292.00	146.00	146.00	146.00	146.00	146.00	2,190.00
TOTAL INCOME	26,091.00	26,140.00	26,188.00	26,337.00	26,580.00	26,678.00	26,775.00	26,678.00	26,721.00	26,670.00	26,719.00	26,767.00	318,344.00
Admin Expense													
7021 Administration Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
7030 Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7040 Bad Debt Expense	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
7110 Insurance Expense	385.25	385.25	385.25	385.25	385.25	385.25	385.25	385.25	385.25	385.25	385.25	385.25	4,623.00
7119 Legal Collection Fees	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	80.00	80.00	80.00	80.00	1,000.00
7120 Legal Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
7121 Legal - Risk Sharing	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
7140 Management Fees	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
7280 Social	0.00						250.00					250.00	500.00
TOTAL ADMIN EXPENSES	3,080.25	3,080.25	3,080.25	3,080.25	3,080.25	3,080.25	3,330.25	3,080.25	3,075.25	3,075.25	3,075.25	3,325.25	37,443.00
CLUBHOUSE & POOL													
6440 Pool Chemicals & Supplies	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	1,500.00	0.00	0.00	0.00	0.00	5,500.00
6450 Pool Repairs	0.00	0.00	0.00	0.00	600.00	600.00	600.00	600.00	600.00	0.00	0.00	0.00	3,000.00
6460 Pool Contract	0.00	0.00	0.00	0.00	0.00	2,544.00	2,544.00	2,544.00	2,544.00	0.00	0.00	0.00	10,176.00
6462 Pool Telephone	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
TOTAL CLUBHOUSE & POOL	125.00	125.00	125.00	125.00	725.00	5,269.00	5,269.00	4,769.00	3,269.00	125.00	125.00	125.00	20,176.00
UTILITIES													
5021 Gas/Electricity	300.00	300.00	200.00	200.00	200.00	200.00	4,000.00	4,000.00	2,000.00	200.00	200.00	200.00	12,000.00
5040 Trash Removal	3,468.00	3,479.00	3,490.00	3,501.00	3,523.00	3,546.00	3,568.00	3,579.00	3,590.00	3,601.00	3,612.00	3,624.00	42,581.00
5090 Water & Sewer	100.00	600.00	600.00	600.00	10,000.00	12,000.00	15,000.00	26,000.00	20,000.00	2,000.00	600.00	200.00	87,700.00
TOTAL UTILITIES	3,868.00	4,379.00	4,290.00	4,301.00	13,723.00	15,746.00	22,568.00	33,579.00	25,590.00	5,801.00	4,412.00	4,024.00	142,281.00
MAINTENANCE EXPENSE													
6240 Grounds Maintenance	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
6340 Landscape Contract	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	3,117.00	37,404.00
6510 Snow Removal	1,500.00	1,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,500.00	1,500.00	8,000.00
6512 Sprinkler Repairs	0.00	0.00	0.00	4,000.00	750.00	750.00	500.00	0.00	0.00	0.00	0.00	0.00	6,000.00
6560 Tree, Plants, Shrubs Maint	0.00	0.00	0.00	0.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	0.00	2,000.00
TOTAL MAINTENANCE EXPENSE	5,417.00	5,417.00	4,917.00	7,917.00	5,067.00	5,067.00	4,817.00	4,317.00	4,317.00	4,917.00	5,417.00	5,417.00	63,004.00
RESERVE CONTRIBUTION													
5900 Reserve Contribution	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	55,440.00
TOTAL RESERVE CONTRIBUTION	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	4,620.00	55,440.00
TOTAL EXPENSES	17,110.25	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	318,344.00
Net income/loss	8,980.75	20,340.00	20,388.00	20,537.00	20,780.00	20,878.00	20,975.00	20,878.00	20,921.00	20,870.00	20,919.00	20,967.00	0.00