

Twelve Month Budget
2016 Sorrel Ranch HOA
 Sorrel Ranch HOA Accrual Budget Year Starts January 1, 2016
 Prepared by Weststar Management Corp. on September 21, 2015

	Total
INCOME	
Operating Income	
4010 Association Assessments	393,600.00
4040 CC&R Fines	1,080.00
4080 Late Fee Income	4,800.00
4110 Misc Income	600.00
TOTAL INCOME	400,080.00
Admin Expense	
7021 Administration Expense	4,980.00
7030 Audit Fees	2,500.00
7110 Insurance Expense	6,171.00
7120 Legal Fees	2,100.00
7121 Bad Debt Exp/Legal - Risk Sharing	1,980.00
7140 Management Fees	25,200.00
7220 Neighborhood watch	500.00
7280 Social	1,500.00
TOTAL ADMIN EXPENSES	44,931.00
CLUBHOUSE & POOL	
6440 Pool Chemicals & Supplies	7,000.00
6450 Pool Maintenance/Repairs	700.00
6460 Pool Contract	14,166.00
6470 Pool House Monitoring	1,460.00
6480 Pool house Maintenance/Repairs	500.00
6462 Pool Telephone	1,500.00
TOTAL CLUBHOUSE & POOL	25,326.00
UTILITIES	
5021 Gas/Electricity	12,000.00
5040 Trash Removal	58,380.00
5090 Water & Sewer	19,600.00
TOTAL UTILITIES	89,980.00
MAINTENANCE EXPENSE	
6240 Grounds Maintenance	21,807.00
6340 Landscape Contract	48,000.00
6360 Lighting Repairs	1,500.00
6395 Monument Maint and flowers	3,400.00
6407 Parking Lot Maint	0.00
6510 Snow Removal	11,000.00
6512 Sprinkler Repairs	10,800.00
6560 Tree, Plants, Shrubs Maint	54,336.00
6772 Retention Pond	6,200.00
TOTAL MAINTENANCE EXPENSE	157,043.00
RESERVE CONTRIBUTION	
5900 Reserve Contribution	82,800.00
TOTAL RESERVE CONTRIBUTION	82,800.00
TOTAL EXPENSES	400,080.00
Net income/loss	0.00

Reserve Expenses for 2016:
 reserve study approx \$5000
 concrete repairs approx \$5000

6480 - includes pool furniture
 6395 includes holiday lighting and flower planting

6240: approx \$15-20 K for mulch

6560 includes:
 \$22 K for plant health care
 \$8500 untagged for specific spending
 65 trees at approx \$25 K, planting in common area mulch beds &
 similar areas(dorado cul-du-sac) as well as along
 East Alexander & De Gaulle