

**UnawEEP Heights Homeowners Association 2012/2013 Approved Budget**

**Date: 4/30/2012**

**Dates: 5/1/2012 to 4/30/2013**

<b>Budget for the year:</b>	<b>2011/2012 Proposed Budget</b>	<b>2011/2012 Paid to Date</b>	<b>2012/2013 Proposed Budget</b>
<b>HOA Assessment @ \$200/yearly x 139 properties</b>	<b>\$27,800.00</b>	<b>\$23,345.00</b>	<b>\$27,800.00</b>
Late fees assessed	\$300.00		\$300.00
Violation fines assessed	\$200.00		\$200.00
<b>Total Income</b>	<b>\$28,300.00</b>	<b>\$23,345.00</b>	<b>\$28,300.00</b>
Uncollected dues (liens filed)			\$1,400.00
<b>Estimated collected income</b>			<b>\$26,900.00</b>
Reserve Account (Savings)	\$9,500.00	\$9,671.18	<b>\$19,684.53</b>
Transfer to Reserve Account	\$438.28	\$10,000.00	\$500.00
Interest Earned - Reserve Account	\$0.00	\$13.35	\$10.00
<b>Total Reserve Account</b>	<b>\$9,938.28</b>	<b>\$19,684.53</b>	<b>\$20,194.53</b>
<b>Bad Debt</b>	<b>\$1,500.00</b>		
<b>Expenses</b>			
Grounds Maintenance - Mowing	\$6,000.00	\$2,847.00	\$3,000.00
Grounds Maintenance - Fertilization	\$700.00	\$150.00	\$800.00
Grounds Maintenance - Weed Control	\$600.00	\$232.00	\$900.00
Grounds Maintenance - Irrigation Shut Down/Start Up	\$0.00	\$80.00	\$300.00
Grounds Maintenance - Misc.: Aeration, Fall Spring Clean	\$250.00	\$1,232.97	\$900.00
Grounds Maintenance - Snow & Ice Removal	\$500.00	\$0.00	\$500.00
Grounds Maintenance - Irrigation System Repair	\$1,000.00	\$0.00	\$2,500.00 *
Grounds Maintenance - Landscaping	\$0.00	\$164.27	\$5,000.00 **
Meeting Expenses	\$500.00	\$54.00	\$200.00
UH Community Special Events	\$500.00	\$0.00	\$500.00
Insurance	\$906.00	\$882.00	\$950.00
Utilities (electricity)	\$600.00	\$286.42	\$500.00
HOA Management Fees	\$3,000.00	\$6,995.60	\$7,000.00
Office Expenses/Postage/Mailing/Printing/Copying	\$600.00	\$1,641.98	\$1,400.00
Legal Counsel	\$2,000.00	\$0.00	\$1,500.00
Legal Recording & Accounting	\$0.00	\$55.00	\$60.00
Bank Charges	\$0.00	\$56.21	\$50.00
Licenses/Secretary of State	\$200.00	\$10.00	\$60.00
Transfer to Reserve	\$500.00	\$10,000.00	\$500.00
<b>Total Expenses</b>	<b>\$17,856.00</b>	<b>\$24,687.45</b>	<b>\$26,620.00</b>
<b>Diffence between total income and expenses</b>			<b>\$280.00</b>

\* Estimate for flushing mud from Irrigation system and repairs.

\*\* Estimate for tree & shrub replacement and planting and improved safety of UnawEEP commons area.