

**Sun Peak HOA
2010 Draft Budget**

	ACTUAL	ACTUAL	ACTUAL		
OPERATING COSTS	DATA FOR	DATA FOR	DATA FOR	2009	2010
	2007	2008	10/1/08 - 9/30/09	PROPOSED	PROPOSED
Accounting	\$470	\$300	\$520	\$600	\$600
Clubhse Cleaning (windows,carpet,post-party)	\$2,639	\$3,131	\$2,190	\$2,800	\$3,000
Clubhouse Maintenance	\$4,277	\$5,835	\$4,934	\$3,500	\$8,000
Clubhouse Supplies	\$856	\$1,720	\$777	\$880	\$1,200
Copying	\$962	\$1,045	\$702	\$1,300	\$1,100
Design Review Committee Administration	\$1,508	\$1,800	\$2,750	\$1,350	\$1,800
Income Taxes					
Federal	\$2,744	\$1,084	\$1,084	\$4,000	\$1,084
State	\$457	\$181	\$181	\$650	\$200
Insurance	\$3,932	\$4,013	\$4,013	\$4,000	\$4,020
Internet			\$120		\$400
Landscape Maintenance (Sprinklers, etc)	\$4,126	\$1,175	\$1,075	\$2,000	\$2,500
Legal	\$63,600	\$1,358	\$742	\$15,000	\$4,000
Lien Filing Fees	\$36	\$36	\$34	\$50	\$50
Meetings	\$1,386	\$1,379	\$1,405	\$1,600	\$1,600
Miscellaneous	\$177	\$227	\$349	\$400	\$400
Office Equipment	\$0	\$0	\$0	\$300	\$300
Office Supplies	\$170	\$150	\$129	\$400	\$250
Open Space Maint	\$9,065	\$4,850	\$1,605	\$5,000	\$6,000
Pool Supplies/Repair	\$2,437	\$6,189	\$9,886	\$4,200	\$7,000
Postage	\$1,476	\$1,321	\$1,159	\$1,100	\$1,300
Property Management Fees	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
(includes amenities parcel landscape & pool maintenance, snow removal, clubhouse cleaning, HOA management & accounting)					
Property Taxes - Open Space incl Clubhouse	\$4,391	\$4,154	\$4,154	\$5,300	\$4,300
Reserve Additions Required	\$30,000	\$30,000	\$30,000	\$22,648	\$22,080
Security System Monitoring & Maintenance	\$1,879	\$1,692	\$968	\$2,000	\$2,000
Telephone	\$1,005	\$927	\$1,059	\$1,200	\$1,000
Tennis Courts	\$21	\$673	\$540	\$450	\$1,500
Trail Construction and Maintenance	\$3,750	\$14,082	\$7,630	\$5,000	\$2,000
Trash Collection	\$464	\$431	\$848	\$450	\$850
Utilities	\$31,307	\$25,702	\$25,331	\$28,400	\$25,900
Water	\$17,881	\$15,151	\$14,912	\$14,000	\$15,000
Gas & Electric	\$12,482	\$9,632	\$9,607	\$13,500	\$10,000
Sewer	\$246	\$263	\$270	\$250	\$300
Cable	\$697	\$656	\$703	\$650	\$600
Website Fees and Maintenance	\$488	\$0	\$200	\$400	\$200
The Cove @ Sun Peak Accounting	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225
OUTGOING OPERATING BUDGET \$	\$240,648	\$180,480	\$171,410	\$182,003	\$171,859

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MAJOR IMPROVEMENT COSTS					
			2009 PROPOSED	2009 ACTUAL	2010 PROPOSED
New Carpet			\$5,500	\$4,450	
Crack and Slurry Seal			\$3,000	\$3,695	
Replace Fence Gate			\$5,000	\$930	
Pool Boiler			\$3,500	\$3,435	
Pool Pump				\$5,700	
Pool Cover - Summer					\$2,700
Interior Paint - Railings					\$1,100
Interior Paint - Lower Level & Touch up					\$3,500
Concrete Pad for Pool Cover Roller					\$2,000
Bark Chips for Playground					\$800
Replace Cross Trainer in Exercise Room					\$3,000
OUTGOING MAJOR IMPROVEMENT \$			\$17,000	\$18,210	\$13,100
TOTAL OUTGOING DOLLARS			\$180,480	\$199,003	\$184,959
INCOMING DOLLARS					
	ACTUAL DATA FOR 2007	ACTUAL DATA FOR 2008	ACTUAL DATA FOR 1 YEAR 10/1/08 - 9/30/09	2009 PROPOSED	2010 PROPOSED
Incoming HOA Dues	\$151,250	\$165,000	\$165,000	\$165,000	\$165,000
Special Assessment		\$16,500		\$0	\$0
Interest Income	\$13,967	\$4,863	\$737	\$6,000	\$800
Late Fees & Interest payments on late dues	\$1,753	\$1,291	\$2,368	\$500	\$500
Fines for CC&R Non-compliance		\$4,000	\$5,500		
Design Review Fee	\$2,175	\$2,000	\$3,000	\$2,000	\$2,000
Rental Inc (2.5/month@\$200/rental)	\$4,300	\$5,650	\$4,650	\$6,000	\$4,800
Other Income (key replacement, reimbursement, rental)	\$210	\$1,072	\$145	\$280	\$300
Trail Construction		\$10,000	0	\$0	0
TOTAL INCOMING DOLLARS	\$173,655	\$210,376	\$181,400	\$179,780	\$173,400
INCOMING DUES					
	Number of Units	2009 Dues	DUES BY SUBDIVISION	PROPOSED 2010 DUES	
Mahogany Hills	98	\$450	\$44,100.00	\$450	
Cedar Draw	29	\$450	\$13,050.00	\$450	
Cedar Draw Estates	36	\$600	\$21,600.00	\$600	
Cedar Draw Estates II	13	\$600	\$7,800.00	\$600	
Willow Draw Cottages	109	\$450	\$49,050.00	\$450	
The Cove @ Sun Peak Condos	80	\$300	\$24,000.00	\$300	
The Cove @ Sun Peak Estate Lots	9	\$600	\$5,400.00	\$600	
	374		\$165,000.00		