

**Sun Peak HOA  
2011  
Budget**

	<i>ACTUAL</i>	<i>ACTUAL</i>	<i>ACTUAL</i>			
<b>OPERATING COSTS</b>	<i>DATA FOR</i>	<i>DATA FOR</i>	<i>DATA FOR</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>
	<u>2008</u>	<u>2009</u>	<u>10/1/09 - 9/30/10</u>	<u>PROPOSED</u>	<u>PROPOSED</u>	<u>PROPOSED</u>
Accounting	\$300	\$520	\$560	\$600	\$600	\$600
Bad Debt	\$1,335					
Clubhse Cleaning (windows,carpet,post-party)	\$3,131	\$2,045	\$2,805	\$2,800	\$3,000	\$3,500
Clubhouse Maintenance	\$5,835	\$5,480	\$7,493	\$3,500	\$8,000	\$8,000
Clubhouse Supplies	\$1,720	\$754	\$518	\$880	\$1,200	\$1,000
Copying	\$1,045	\$915	\$800	\$1,300	\$1,100	\$1,000
Design Review Committee Administration	\$1,800	\$3,200	\$3,600	\$1,350	\$1,800	\$1,800
Income Taxes						
Federal	\$1,084	\$0	\$0	\$4,000	\$1,084	\$400
State	\$181	\$0	\$0	\$650	\$200	\$100
Insurance	\$4,013	\$4,067	\$4,067	\$4,000	\$4,020	\$4,100
Internet		\$218	\$425		\$400	\$450
Landscape Maintenance (Sprinklers, etc)	\$1,175	\$1,458	\$643	\$2,000	\$2,500	\$1,600
Legal	\$1,358	\$0	\$2,261	\$15,000	\$4,000	\$4,000
Lien Filing Fees	\$36	\$44	\$72	\$50	\$50	\$72
Meetings	\$1,379	\$1,380	\$1,225	\$1,600	\$1,600	\$1,600
Miscellaneous	\$227		\$349	\$400	\$400	\$400
Office Equipment	\$0		\$0	\$300	\$300	\$300
Office Supplies	\$150	\$15	\$73	\$400	\$250	\$300
Open Space Maint	\$4,850	\$4,161	\$5,089	\$5,000	\$6,000	\$6,000
Pool Supplies/Repair	\$6,189	\$10,442	\$8,612	\$4,200	\$7,000	\$7,500
Postage	\$1,321	\$1,051	\$1,198	\$1,100	\$1,300	\$1,300
Property Management Fees (includes amenities parcel landscape & pool maintenance, snow removal, clubhouse cleaning, HOA management & accounting)	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$66,000
Property Taxes - Open Space incl Clubhouse	\$4,154	\$6,077	\$6,077	\$5,300	\$4,300	\$7,000
Reserve Additions Required	\$23,597	\$18,177	\$16,475	\$22,506	\$22,080	\$24,000
Security System Monitoring & Maintenance	\$1,692	\$968	\$2,227	\$2,000	\$2,000	\$2,300
Telephone	\$927	\$1,132	\$1,009	\$1,200	\$1,000	\$1,200
Tennis Courts	\$673	\$0	\$795	\$450	\$1,500	\$1,000
Trail Construction and Maintenance	\$14,082	\$2,775	\$1,449	\$5,000	\$2,000	\$4,000
Trash Collection	\$431	\$724	\$779	\$450	\$850	\$850
Utilities	\$25,702	\$25,910	\$23,930	\$28,400	\$25,900	\$27,560
Water	\$15,151	\$15,332	\$14,449	\$14,000	\$15,000	\$17,000
Gas & Electric	\$9,632	\$9,660	\$8,769	\$13,500	\$10,000	\$9,700
Sewer	\$263	\$272	\$281	\$250	\$300	\$360
Cable	\$656	\$645	\$431	\$650	\$600	\$500
Website Fees and Maintenance	\$0	\$200	\$180	\$400	\$200	\$300
The Cove @ Sun Peak Accounting	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$0
<b>OUTGOING OPERATING BUDGET DOLLARS</b>	<b>\$175,412</b>	<b>\$158,737</b>	<b>\$159,736</b>	<b>\$181,861</b>	<b>\$171,659</b>	<b>\$178,232</b>

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<b>MAJOR NON-OPERATING COSTS</b>						
			<b>2009 PROPOSED</b>	<b>2009 ACTUAL</b>	<b>2010 PROPOSED</b>	
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	
Tennis Windscreens						
Audit						10,000
Cartridge Filters for Pool						\$5,000
Replace Fence Gate						\$2,000
<b>OUTGOING MAJOR IMPROVEMENT \$</b>			<b>\$17,000</b>	<b>\$18,210</b>	<b>\$13,100</b>	<b>\$17,000</b>
<b>TOTAL OUTGOING DOLLARS</b>	<b>\$175,412</b>		<b>\$176,736</b>	<b>\$200,071</b>	<b>\$184,759</b>	<b>\$195,232</b>
<b>INCOMING DOLLARS</b>						
			<b>ACTUAL DATA FOR</b>			
	<b>ACTUAL DATA FOR</b>	<b>ACTUAL DATA FOR</b>	<b>1 YEAR</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
	<b>2008</b>	<b>2009</b>	<b>10/1/08 - 9/30/09</b>	<b>PROPOSED</b>	<b>PROPOSED</b>	<b>PROPOSED</b>
Incoming HOA Dues	\$165,000	165000	\$165,000	\$165,000	\$165,000	\$170,500
Special Assessment	\$16,500			\$0	\$0	\$0
Interest Income	\$4,863	450	\$1,320	\$6,000	\$800	\$1,000
Late Fees & Interest payments on late dues	\$1,291	2488	\$1,526	\$500	\$500	\$500
Fines for CC&R Non-compliance	\$4,000	6500	\$1,000			
Design Review Fee	\$2,000	3500	\$4,000	\$2,000	\$2,000	\$2,000
Rental Inc (2.5/month@\$200/rental)	\$5,650	4450	\$4,500	\$6,000	\$4,800	\$4,800
Other Income (key replacement, reimbursement, re	\$1,072	150	\$375	\$280	\$300	\$300
Trail Construction	\$10,000		0	\$0	0	\$0
<b>TOTAL INCOMING DOLLARS</b>	<b>\$210,376</b>		<b>\$177,721</b>	<b>\$179,780</b>	<b>\$173,400</b>	<b>\$179,100</b>
<b>INCOMING DUES</b>						
	<b>Number of Units</b>		<b>2009 Dues</b>	<b>DUES BY SUBDIVISION</b>	<b>PROPOSED 2010 DUES</b>	
Mahogany Hills	98		\$450	\$44,100.00	\$465	\$45,570
Cedar Draw	29		\$450	\$13,050.00	\$465	\$13,485
Cedar Draw Estates	36		\$600	\$21,600.00	\$620	\$22,320
Cedar Draw Estates II	13		\$600	\$7,800.00	\$620	\$8,060
Willow Draw Cottages	109		\$450	\$49,050.00	\$465	\$50,685
The Cove @ Sun Peak Condos	80		\$300	\$24,000.00	\$310	\$24,800
The Cove @ Sun Peak Estate Lots	9		\$600	\$5,400.00	\$620	\$5,580
	374			\$165,000.00		\$170,500