

<b>Braddock Hill</b>				
<b>2010 Budget</b>				
		actual	2009	proposed
Revenue:		<u>12/31/2009</u>	<u>Budget</u>	2010 budget
<u>Annual Dues Assessment Revenue:</u>				
# of Lots		32	32	32
Annual Dues Assessment / Lot		\$ 600	\$ 600	\$ 600
Annual Dues Assessments		19,200	19,200	19,200
<u>Street Sweeping Revenue:</u>				
# of New Home Constr. Starts		-	2	1
Street Sweeping Assessment / Lot		\$ 400	\$ 400	\$ 400
Street Sweeping Revenue		-	800	400
<u>Transfer Fee Revenue:</u>				
# of Transfer Fees		1	2	2
Transfer Fee		\$ -	\$ 100	\$ 100
Transfer Fee Revenue		100	200	200
<u>Other Revenue:</u>				
Design Review Fines		-	500	500
Miscellaneous Income		-	100	75
Interest Income		\$ 24	40	30
Total Other Revenue		24	640	605
Total Revenues		19,324	20,840	20,405
<u>Expenses:</u>				
Accounting		175	200	200
Common Area Maintenance		1,197	1,000	1,000
Design Review - Admin.		254	200	200
Design Review Fine Assessment		-	500	500
Legal		-	250	250
Management Fees		2,910	2,910	2,910
Miscellaneous		615	400	500
Pine Beetle Program		16,651	13,000	12,880
Postage		135	300	300
Insurance		757	800	800
Supplementary Street Sweeping		-	300	300
Website		454	250	250
Total Expenses		23,147	20,110	20,090
Net Revenue Over (Under) Expenses		\$ (3,824)	\$ 730	\$ 315
<u>Retained Earnings Analysis:</u>				
Beginning Retained Earnings		\$ 18,577	\$ 18,577	\$ 14,753
Net Revenue Over (Under) Expenses		(3,824)	730	315
Ending Retained Earnings		\$ 14,753	\$ 19,307	\$ 15,068

**Braddock Hill  
Property Owners' Association  
Annual Budget - 2010  
Line Item Detail**

<b>Annual Dues Assessments</b>	<b>\$ 19,200</b>																
Based on 32 lots x \$ 600 per lot. \$200 for the annual dues \$400 for the Pine Beetle Program																	
<b>Street Sweeping Revenue</b>	<b>\$ 400</b>																
Based on 1 new home starts at \$ 400 per home. New home starts estimated from Baker Hogan Houx info.																	
<b>Transfer Fee Revenue</b>	<b>\$ 200</b>																
Based on 2 resales (lots or homes) x \$ 100 per resale.																	
<b>Design Review Fines</b>	<b>\$ 500</b>																
Monies received from building sites in which the contractor was not in compliance. Revenue should offset expenses incurred by Mike Houx.																	
<b>Miscellaneous Income</b>	<b>\$ 75</b>																
Late fees and interest on annual assessments.																	
<b>Interest Income</b>	<b>\$ 30</b>																
Interest earned on cash balance.																	
<b>Accounting</b>	<b>\$ 200</b>																
Annual tax returns prepared by David Wetzel, C.P.A.																	
<b>Common Area Maintenance</b>	<b>\$ 1,000</b>																
Maintenance and monthly utility bills for entryway light, weed control, miscellaneous landscaping.																	
<b>Pine Beetle Program</b>	<b>\$ 12,880</b>																
Includes identification and spraying of 40 healthy trees per homesite																	
	<table border="0"> <thead> <tr> <th></th> <th style="text-align: center;"><u># Trees</u></th> <th style="text-align: center;"><u>Cost/Tree</u></th> <th style="text-align: center;"><u>Estimated Cost</u></th> </tr> </thead> <tbody> <tr> <td>spraying of 40 trees x 32 lots</td> <td style="text-align: center;">1,280</td> <td style="text-align: center;">\$ 8.50</td> <td style="text-align: center;">\$ 10,880</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">misc.</td> <td style="text-align: center;">\$ 2,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">\$ 12,880</td> </tr> </tbody> </table>		<u># Trees</u>	<u>Cost/Tree</u>	<u>Estimated Cost</u>	spraying of 40 trees x 32 lots	1,280	\$ 8.50	\$ 10,880			misc.	\$ 2,000				\$ 12,880
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spraying of 40 trees x 32 lots	1,280	\$ 8.50	\$ 10,880														
		misc.	\$ 2,000														
			\$ 12,880														
<b>Design Review - Admin.</b>	<b>\$ 200</b>																
Time spent by Mike Houx in reviewing the Braddock Hill Design Guidelines, answering questions and providing input.																	
<b>Design Review Fine Assessment</b>	<b>\$ 500</b>																
Time spent by Mike Houx visiting Braddock Hill on a weekly basis to determine the compliance of projects, assessing fines and follow-up of assessments.																	
<b>Legal</b>	<b>\$ 250</b>																
For any legal issues which may arise																	
<b>Management Fees</b>	<b>\$ 2,910</b>																
Fees paid for administration and management of the Association																	
<b>Miscellaneous</b>	<b>\$ 500</b>																
Office supplies and minor expenses which are not budgeted.																	
<b>Postage</b>	<b>\$ 300</b>																
Fee incurred for mailing all HOA related pieces.																	
<b>Insurance</b>	<b>\$ 800</b>																
General Liability and Directors' and Officers' Insurance through Blanchard Insurance Group.																	
<b>Supplementary Street Sweeping</b>	<b>\$ 300</b>																
Additional street sweeping provided by Stan Miller Inc.																	
<b>Website</b>	<b>\$ 250</b>																
Annual hosting fee and miscellaneous update/changes fee (prorated across the four associations)																	