Agate Creek Preserve HOA Proposed Budget For the year ended 8.31.12	current year proposed 11/12	last year actual 10/11	last year budget 10/11	last year variance 10/11
Income				
Assessments				
Regular Assessments (dues)	40,000.00	40,000.00	40,000.00	0.00
Gen'l Reserve Assessments (same)	8,000.00	8,000.00	8,000.00	0.00
Water User Assessments (1200/unit)	12,000.00	3,600.00	4,000.00	-400.00
Water Base Assessments (530/unit)	12,190.00			
Water Reserve Assessments (650/unit)	15,000.00			
Interest	300.00	144.82	300.00	-155.18
Total income	87,490.00	51,744.82	52,300.00	-555.18
Expenses				
General & Administrative				
Admin/Management	3,500.00	3,439.49	5,000.00	-1,560.51
Bank service charges	15.00	15.00	0.00	15.00
Licenses & fees	100.00	10.00	100.00	-90.00
Insurance				0.00
Liability insurance	625.00	625.00	750.00	-125.00
D & O insurance	1,375.00	1,221.00	1,500.00	-279.00
Total insurance	2,000.00	1,846.00	2,250.00	-404.00
Tax prep	300.00	300.00	300.00	0.00
Legal - general	1,000.00	0.00	2,500.00	-2,500.00
Office supplies/postage	200.00	190.84	250.00	-59.16
Misc G & A	0.00	0.00	0.00	0.00
Website	300.00	240.00	300.00	-60.00
Total general & admin	7,415.00	6,041.33	10,700.00	-4,658.67
Operating exenses				
Landscaping	1,500.00	6,556.03	1,250.00	5,306.03
Road maintenance	5,000.00	3,514.25	5,000.00	-1,485.75
Snowplowing	8,000.00	7,454.22	7,000.00	454.22
Mosquito & weed control	2,000.00	1,177.10	500.00	677.10
Entrance light-electric	400.00	395.30	500.00	-104.70
Total operating expenses	16,900.00	19,096.90	14,250.00	4,846.90
Water expenses				
Stagecoach Water Purch		870.00	870.00	0.00
Water operator		3,734.59	3,500.00	234.59
Water supplies		577.94	1,500.00	-922.06
Water electric		2,472.45	3,000.00	-527.55
Water legal/consulting		23,142.40	10,000.00	13,142.40
Water base costs (see attached)	12,170.00			
Water user costs (see attached)	10,882.00			
Water reserve costs (see attached)	15,000.00			
Total water expenses	38,052.00	30,797.38	18,870.00	11,927.38
Other expenses				
Passthrough - capital reserve	23,000.00	8,000.00	8,000.00	0.00
Total expenses	85,367.00	63935.61	51,820.00	12115.61
Net income	2,123.00	-12,190.79	480.00	-12,670.79