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Budget  
12/31/2011

1600 W. Broadway Rd., Ste 200  
Tempe AZ 85282

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2011	
OPERATIONS														
4005	Assessments	66,105	66,105	66,105	66,105	66,105	66,105	66,105	66,105	66,105	66,105	66,105	66,105	793,254
4011.001	Satellite Association Assessme	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	18,852
4012	Builder Assessments	230	230	230	230	230	230	230	230	230	230	230	230	2,764
4026.01	Self Help	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4090	CC&R Violation Fees	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
4106	Legal Fee Reimbursement	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,744	32,923
4106.003	Legal-Small Claims	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	19,500
4106.01	Legal Reimb - Demand	0	2,875	0	0	2,875	0	0	2,875	0	0	2,875	0	11,500
4106.02	Legal Reimb - Lien	1,350	0	0	1,350	0	0	1,350	0	0	1,350	0	0	5,400
4109	Gate/Key Income	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4110	Late Charges	5,000	0	0	5,000	0	0	5,000	0	0	5,000	0	0	20,000
4125.001	HOA Transfer Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4126	Clubhouse Rental	100	100	100	100	100	100	100	100	100	100	100	100	1,200
4145	NSF Fees Reimbursed	25	25	25	25	25	25	25	25	25	25	25	25	300
4165	Interest Income	13	13	13	13	13	13	13	13	13	13	13	13	156
4190	Transfers to Reserve Fund	-6,932	-6,932	-6,932	-6,933	-6,933	-6,933	-6,933	-6,933	-6,933	-6,933	-6,933	-6,933	-83,193
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TOTAL INCOME		74,481	71,005	68,131	74,479	71,005	68,129	74,480	71,004	68,130	74,479	71,005	68,130	854,456
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EXPENSES														
ADMINISTRATIVE														
5000.4190	Prior Year Expenses	1,400	0	0	0	0	0	0	0	0	0	0	0	1,400
5112	Meeting & Community	0	125	0	0	0	0	0	0	0	0	0	0	125
5113	Social Expense	200	0	0	200	0	0	200	0	0	200	0	0	800
5119	Bad Debt Expense-Assessments	3,200	0	0	3,200	0	0	3,200	0	0	3,200	0	0	12,800
5119.001	Bad Debt Expense-Other	83	82	82	83	82	82	83	82	83	83	83	83	991
5119.002	Bad Debt Expense-Legal&Collect	2,705	2,705	2,705	2,705	2,705	2,705	2,705	2,705	2,705	2,705	2,705	2,705	32,460
5119.003	Bad Debt Expense-Late Fees/Vio	400	400	400	400	400	400	400	400	400	400	400	400	4,800
5129.003	Card Reader Supply/Repair	0	0	0	0	0	800	0	0	0	0	0	0	800
5135	Postage & Copies	1,000	1,100	2,000	500	1,000	2,000	800	600	1,000	3,500	3,500	3,500	20,500

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2011
5136 Bank Charges	20	20	20	20	20	20	20	20	20	20	20	20	240
5142 Office Expense	254	254	254	254	254	254	254	254	254	254	254	254	3,048
5145 Newsletter Expense	400	0	0	400	0	0	400	0	0	400	0	0	1,600
5146 Mileage Reimb	40	41	41	41	41	41	41	41	41	41	41	40	490
5146.03 Mileage Reimbursement - Manage	20	20	20	20	20	20	20	20	20	20	20	20	240
5150 Reserve Study	0	2,000	0	0	0	0	0	0	0	0	0	0	2,000
5151 CPA Services	0	0	0	3,000	0	0	0	0	0	0	0	0	3,000
5153 Consulting Fees	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
5154 Website Expense	65	65	40	40	260	25	25	60	60	70	70	70	850
5156.20 Office Equipment	900	0	0	0	0	0	0	0	0	0	0	0	900
5159 Legal & Collection Fees	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5159.001 Legal Fees-Collection	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,743	2,744	2,744	32,923
5159.01 Legal Fees - Demand	0	2,875	0	0	2,875	0	0	2,875	0	0	2,875	0	11,500
5159.02 Legal Fees - Lien	1,350	0	0	1,350	0	0	1,350	0	0	1,350	0	0	5,400
5159.03 Legal-Small Claims	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	19,500
5160 Insurance	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	1,252	15,024
5162 Income Taxes - State	0	50	0	0	0	0	0	0	0	0	0	0	50
5163 Property Taxes	0	0	0	0	0	0	0	0	0	60	0	0	60
5163.001 Water District Taxes	0	0	0	0	0	0	0	0	0	5,500	0	0	5,500
5165 Taxes, Licenses & Fees	0	0	235	0	0	0	0	0	0	0	0	0	235
TOTAL ADMINISTRATIVE	20,858	15,557	11,618	18,033	13,478	12,167	15,319	12,877	10,404	23,623	15,789	12,913	182,636
UTILITIES													
5205 Electricity	1,500	1,500	1,200	2,000	2,000	2,300	2,500	2,900	2,500	2,000	1,800	1,500	23,700
5210 Gas	1,000	1,000	500	350	350	150	50	50	50	500	1,000	1,000	6,000
5215 Water & Sewer	250	1,000	800	1,000	1,500	2,200	3,200	3,200	2,200	2,500	2,600	1,100	21,550
5225 Telephone	139	139	139	139	139	139	139	139	139	139	139	139	1,668
TOTAL UTILITIES	2,889	3,639	2,639	3,489	3,989	4,789	5,889	6,289	4,889	5,139	5,539	3,739	52,918

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2011	
REPAIRS & MAINTENANCE														
5305	Common Area Maintenance	550	550	550	550	550	550	550	550	550	550	550	6,600	
5306.01	Violation Monitor	2,105	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	18,110	
5306.02	Parking Patrol	625	625	625	625	625	625	625	625	625	625	625	7,500	
5306.40	Mail Box Repairs	210	210	205	205	205	210	210	210	210	210	210	2,500	
5310	Pump Repairs & Maintenance	200	200	200	200	200	200	200	200	200	200	200	2,400	
5312	Clubhouse Maintenance	300	300	300	300	300	300	300	300	300	300	300	3,600	
5315.002	Gopher Control	165	165	165	165	165	165	165	165	165	165	165	1,980	
5333	Rec Center Equip Repairs	166	166	166	166	166	166	166	166	166	166	166	1,992	
5350	Backflow Inspection	0	0	500	0	0	0	0	0	0	0	0	500	
5354	Arbor Care	750	750	750	750	750	750	750	750	750	750	750	9,000	
5355	Landscape - Other	383	383	384	384	384	383	383	383	383	383	383	4,600	
5356	Plant Replacement	0	0	1,400	1,200	1,200	1,200	1,200	1,200	1,400	0	0	10,000	
5358	Tree Pruning	0	0	0	0	17,000	0	0	0	0	0	0	17,000	
5360	Granite Replacement	0	0	0	0	0	0	0	0	19,000	0	0	19,000	
5362	Drywell Maintenance	1,100	0	0	0	0	0	0	0	0	0	0	1,100	
5366	Sprinkler Repairs	500	500	1,200	1,200	1,200	1,300	1,300	1,300	1,500	1,200	500	13,000	
5370	Pool/Spa Repair/Maintenance	25	25	600	100	100	200	200	200	150	100	100	2,000	
5374	Janitorial Supplies	25	25	100	100	100	100	100	100	50	50	50	900	
5379	Winter Overseeding	0	0	0	0	0	0	0	0	13,000	0	0	13,000	
5383	Access System Repair	100	100	100	100	100	100	100	100	100	100	100	1,200	
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	TOTAL REPAIRS & MAINTENANCE	7,204	5,454	8,700	7,500	24,500	7,700	7,704	7,704	7,704	40,004	6,254	5,554	135,982
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CONTRACT SERVICES														
5512	Security Monitoring	775	700	775	750	775	750	775	775	750	775	750	9,125	
5515	Exterminating Contract	155	155	155	155	155	155	155	155	155	155	155	1,860	
5522	Janitorial Contract	1,000	955	1,000	1,000	1,000	1,000	1,030	1,000	1,000	1,000	1,000	11,985	
5525	Landscape Contract	23,307	23,307	23,307	23,307	23,307	23,307	23,307	23,307	23,307	23,307	23,307	279,684	
5530	Management Contract	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	121,416	
5531	Pump Maint Contract	0	0	650	0	0	650	0	0	650	0	650	2,600	

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5532 Pool/Spa Maintenance Contract	675	675	675	675	800	800	800	800	675	675	675	675	8,600
5539 Drainage Channel Maintenance	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	46,800
5554 Exercise Equipment Maint. Cont	71	71	71	71	71	71	71	70	70	71	71	71	850
TOTAL CONTRACT SERVICES	40,001	39,881	40,651	39,976	40,126	40,751	40,126	40,155	40,625	40,001	39,976	40,651	482,920
TOTAL EXPENSES	70,952	64,531	63,608	68,998	82,093	65,407	69,038	67,025	63,622	108,767	67,558	62,857	854,456
OPERATING SURPLUS/(DEFICIT)	3,529	6,474	4,523	5,481	-11,088	2,722	5,442	3,979	4,508	-34,288	3,447	5,273	0
NET SURPLUS/(DEFICIT)	3,529	6,474	4,523	5,481	-11,088	2,722	5,442	3,979	4,508	-34,288	3,447	5,273	0

