

QWHA General Fund Proposed Budget 2012-13

	A	B	D	E	F	G	H
1	General Fund	Account Name	09-10 Actual	10-11 Actual	11-12 Estimated	12-13 Budget	Comments
2	INCOME	Beginning Balance			6,356	2,000	
3		Reserve Transfer				4,305	1/3rd of secured funds for riparian restoration grant
4		Donations	290	55	198		
5		Interest Income	2,610	422	200	200	
6		Late Fees	24	30	419		
7		General Operating Assessments	46,898	44,853	48,360	48,360	No change in rates (52 homes, 20 lots)
8		General Prior Year Assessments	0	98	4,388		Anticipated all members paid in full
9		Fines	0	0			
10		Rebates and Returns			721		None expected after eliminating payroll
11		General Fund Income	49,822	45,457	60,641	54,865	
12	EXPENSE	Pool/Spa Electricity	693	669	960	1,050	Heater in pool office
13		Pool/Spa License	530	530	530	530	
14		Pool/Spa Liquid Petroleum	1,901	2,926	4,500	4,500	
15		Pool/Spa Water and Sewer	1,397	1,034	1,750	1,600	
16		Pool/Spa Telephone	149	185	220	250	
17		Pool/Spa Supplies	1,859	913	1,400	1,400	
18		Pool/Spa Maintenance	1,166	5,158	2,000	2,500	Pool Office maintenance
19		Pool/Spa Wages	3,913	2,453			Included in on-site manager
20		Tennis Court & Basketball Maintenance		1,502			
21		Recreational Area Operations	11,608	15,369	11,360	11,830	
22		Property & Liability Insurance	1,722	1,871	1872	2,000	
23		Annual Meeting Expense	114	429	1192	250	
24		Dues, Fees, and Subscriptions	90	50	135	135	Board membership in Community Associations Institute
25		Director's Expense	6	50	50	50	Refreshments, incidentals
26		Bookkeeping Services	5,145	4,545	2450	4,200	Christine Orchard
27		On-Site Manager	1,936	1,260	6300	6,300	Chad McQuade - Expanded duties
28		Professional Services	131	300	2691	1,500	Grant Writing
29		Federal Income Taxes	530	753	67	100	Filing form 1120H - prepared in-house
30		Bank Charges	61	32	0		
31		Administrative Expenses	9,734	9,290	14,757	14,535	
32		Copy and Duplication	20	359	46	100	Non electronic communications
33		Postage	58	200	650	250	Quarterly invoices and meeting packet mailings
34		Office Supplies	607	224	750	350	Paper and envelopes
35		Telephone	30	0	0	0	Phone service at Pool only
36		Software and Maintenance	428	399	550	400	Accounting Software Maintenance
37		Office Equipment	590	0	0	0	
38		Office Expenses	1,733	1,183	1,996	1,100	

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1	General Fund	Account Name	09-10 Actual	10-11 Actual	11-12 Estimated	12-13 Budget	Comments
39		SAIF	403	397	0	0	No longer have any payroll
40		Federal Payroll Taxes	1,591	1,478	0	0	
41		Workers Comp Contribution	15	8	0	0	
42		Oregon Unemployment Tax	316	371	56	0	
43		Payroll Expenses	2,326	2,254	56	0	
44		Contingency	241	0	500	2,000	11-12 used for riparian restoration grant proposal
45		Landscaping -- General	31	2,500	600	500	Tree removal/clean up
46		Equipment Maintenance	802	417	250	250	Only one tractor/mower remaining
47		Equipment Replacement	2,699	0	0	0	Contractor supplies equipment
48		Garbage Disposal	6,474	5,612	5,800	6,000	Rate increase
49		General Fuel and Oil	479	349	25	100	
50		Grounds Supplies and Rentals	746	931	500	1,000	Renting chipper/debris removal
51		Commons Development Exp.	0	333	0	0	
52		Small Equipment Purchase	0	0	0	0	
53		Grounds Maintenance Wages	7,838	4,433	12,000	8,000	More favorable contract negotiated
54		Common Area Operations	19,311	14,574	19,675	17,850	
55		Riparian Area Wages	0	565	0	0	
56		Landscaping -- Riparian	0	0	2,000	5,000	Anticipated activity if grant approved
57		Riparian Supplies and Rentals	28	100	0	0	Will be covered by grant if approved
58		Riparian Small Equipment Purchase	0	0	0	0	
59		Riparian Area Maintenance	28	665	2,000	5,000	
60							
61		Total General Fund Expense	44,740	43,335	49,844	50,315	
62							
63		Transfer to General Reserve	0	0	8,797	4,550	
64							
65		Balance Budget (Income-Expense-Transfers=0)	5,082	2,122	2,000	0	Contingency held in General Fund

QWHA LCA and Reserve Proposed Budget 2012-13

	A	B	D	E	F	G	H
1	LCA / Reserves	Account Name	09-10 Actual	10-11 Actual	11-12 Estimated	12-13 Budget	Comments
2	INCOME	LCA I					
3		LCA I Reserve Balance	20,098	22,825	13,769	17,503	2011-12 Assessments = \$111/quarter
4		LCA I Assessment	3,885	3,330	4,440	5,400	Based on assessment of \$135 per quarter
5		LCA I Prior Year Assessments	0	0	1,554		Assumed all members will be current
6		LCA I Income	23,983	26,155	19,763	22,903	
7	EXPENSE						
8		LCA I Electricity	473	372	392	400	
9		LCA I Maintenance	187	0	200	200	
10		LCA I Repair/Replace	498	12,015	1,668	7035	Carport repair, repaint, parking lot seal coat
11		LCA I Expense	1,158	12,386	2,260	7,635	
12		LCA I Ending Balance	22,825	13,769	17,503	15,268	
13		Recommended by Reserve Study				24,195	
14							
15	INCOME	LCA II					
16		LCA II Reserve Balance	16,438	18,751	14,705	16,168	2011-12 Assessments = \$102/quarter \$55/quarter w/o garage
17		LCA II Assessment	3,076	2,762	3,076	3,300	Based on assessment of \$110/quarter \$55/quarter w/o garage
18		LCA II Prior Year Assessments	0	0	303		Assumed all members will be current
19		LCA II Income	19,514	21,513	18,084	19,468	
20	EXPENSE						
21		LCA II Electricity	359	285	325	325	
22		LCA II Maintenance	404	0	377	200	
23		LCA II Repair/Replace	0	6,531	1,214	4,195	Carport repair, repaint, parking lot seal coat
24		LCA II Expense	763	6,816	1,916	4,720	
25		LCA II Ending Balance	18,751	14,697	16,168	14,748	
26		Recommended by Reserve Study				19,572	
27							
28	INCOME	LCA III					
29		LCA III Reserve Balance	12,312	13,479	11,720	12,365	2011-12 Assessments = \$80/quarter \$57/quarter w/o garage
30		LCA III Assessment	1,552	1,472	1,632	1,624	Based on assessment of \$85/quarter \$59/quarter w/o garage
31		LCA III Prior Year Assessments	0	0			Assumed all members will be current
32		LCA III Income	13,864	14,951	13,352	13,989	
33	EXPENSE						
34		LCA III Electricity	255	203	237	240	
35		LCA III Maintenance	130	183	191	200	
36		LCA III Repair/Replace	0	2,845	559	2,403	Carport repair, repaint, parking lot seal coat
37		LCA III Expense	385	3,232	987	2,843	
38		LCA III Ending Balance	13,479	11,719	12,365	11,146	
39		Recommended by Reserve Study				13,675	
40							

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1	LCA / Reserves	Account Name	09-10 Actual	10-11 Actual	11-12 Estimated	12-13 Budget	Comments
41	INCOME	LCA IV					
42		LCA IV Reserve Balance	5,705	6,953	8186	9449	2011-12 Assessments = \$99/quarter \$15/quarter for driveway
43		LCA IV Assessment	1,248	1,233	1263	940	Based on assessment of \$75/quarter \$10/quarter for driveway
44		LCA IV Prior Year Assessments	0	0			
45		LCA IV Income	6,953	8,186	9,449	10,389	
46	EXPENSE						
47		LCA IV Maintenance				200	
48		LCA IV Repair/Replace					
49		LCA IV Expense			0	200	
50		LCA IV Ending Balance	6,953	8,186	9,449	10,189	
51		Recommended by Reserve Study				10,243	
52							
53	INCOME	GENERAL RESERVE					
54		General Reserve Balance	40,043	43,231	46,537	54,861	
55		Transfers	5,121	4,392	8,797	4,550	
56		General Reserve Income	45,164	47,623	55,334	59,411	
57	EXPENSE						
58		Transfers to General Fund				4,305	To cover secured portion of riparian restoration grant
59		Pool/Spa Repair	1,933	0	473		
60		River Path Repair				1,000	
61		Tennis Court Repair					
62		General Reserve Expenses	1,933	0	473	5,305	
63		General Reserve Ending Balance	43,231	47,623	54,861	54,106	
64		Recommended by Reserve Study				54,920	
65							
66	INCOME	COMMONS DEVELOPMENT					
67		Commons Development Fund Balance			613		
68		Assessments upon completion					
69		Commons Development Fund Income			613		
70	EXPENSE						
71		Commons Development Expense					
72		Commons Development Ending Balance			613		
73							
74							
75		RESERVE SUMMARY	Revenue	Expenses	Transfers	Balance	Should Be
76		General Fund	54,865	50,315	-4,550		
77		General Reserve	54,861	5,305	4,550	54,106	54,920
78		LCA I	22,903	7,635		15,268	24,195
79		LCA II	19,468	4,720		14,748	19,572
80		LCA III	13,989	2,843		11,146	13,675
81		LCA IV	10,389	200		10,189	10,243