

2010 CCHOA INCOME BUDGET

Category	Subcategory	Proposed 2010	
Homeowner Income	Homeowner Dues	\$2,154,735.00	*using \$495 - 5% increase
Homeowner Income	Resale Certificates	\$49,875.00	
Homeowner Income	Transfer Fees Income	\$52,500.00	
Homeowner Income	Late Fees Collected	\$10,000.00	
Homeowner Income	Lien Fees Income	\$500.00	
Homeowner Income	Filing Fee Income	\$400.00	
Homeowner Income Total		\$2,268,010.00	
Architectural Review Income	Architectural Review Income	\$15,000.00	
Architectural Review Income Total		\$15,000.00	
Rental Income	Office Rent	\$3,120.00	
Rental Income	Grill Rent	\$8,400.00	
Rental Income Total		\$11,520.00	
Swim Center Income	Pool Programs	\$68,000.00	
Swim Center Income	Swim Team	\$90,105.00	
Swim Center Income	Retail Merchandise	\$300.00	
Swim Center Income	Guest Fees/Facility Rentals	\$16,000.00	
Swim Center Income Total		\$174,405.00	
Other Owner Landscape Reimbursements	Stratus Properties Landscape Reimbursement	\$97,000.00	
Other Owner Landscape Reimbursements	City of Austin Landscape Reimbursement	\$17,600.00	
Other Owner Landscape Reimbursements Total		\$114,600.00	
Miscellaneous Income	Interest Income	\$5,000.00	
Miscellaneous Income Total		\$5,000.00	
Grand Total		\$2,588,535.00	

2010 CCHOA EXPENSE BUDGET

Category	Subcategory	2010 Budget
Commons Area Services	Landscape Maintenance Contract	\$685,681.00
Commons Area Services	2010 Land Additions	\$7,000.00
Commons Area Services	Landscape Repairs	\$49,980.00
Commons Area Services	Landscape Water Utilities	\$183,600.00
Commons Area Services	Landscape Electric Utilities	\$35,000.00
Common Area Services	Tree Pruning	\$20,000.00
Commons Area Services	Fence Repairs & Maint	\$7,000.00
Commons Area Services	Electrical Repairs & Maint	\$12,000.00
Commons Area Services Total		\$1,000,261.00
Swim Center Compound	Water Utilities	\$18,000.00
Swim Center Compound	Natural Gas Utilities	\$21,200.00
Swim Center Compound	Electric Utilities	\$32,000.00
Swim Center Compound	Telephone Utilities	\$3,600.00
Swim Center Compound	Contract Landscape Repair/Maint	\$21,109.00
Swim Center Compound	Non-contract Irrigation & Landscape Repair/Maint	\$7,000.00
Swim Center Compound	Bldg Maintenance	\$23,950.00
Swim Center Compound	Pool Maintenance	\$17,000.00
Swim Center Compound	Pool Supplies	\$25,100.00
Swim Center Compound	Office Supplies	\$8,400.00
Swim Center Compound	Retail Merchandise	\$300.00
Swim Center Compound	Special Events for lifeguards	\$600.00
Swim Center Compound	Swim Center--Staff	\$246,600.00
Swim Center Compound	Swim Center--Program Staff	\$28,600.00
Swim Center Compound	Swim Team - Program Staff	\$26,400.00
Swim Center Compound	Swim Team Expenses	\$25,474.00
Swim Center Compound	Swim Center - Employee Training	\$1,900.00
Swim Center Compound	Payroll Taxes	\$20,200.00
Swim Center Compound Total		\$527,433.00
Architectural Review Expenses	Architectural Review Expenses	\$7,500.00
Architectural Review Expenses Total		\$7,500.00

Category	Subcategory	2010 Budget
Financial Management	Management Services	\$81,000.00
Financial Management	Resale Certificate	\$8,000.00
Financial Management	Lien Filing Administrative Fees	\$1,400.00
Financial Management	Bank Fees	\$2,500.00
Financial Management	CPA/Audit	\$6,500.00
Financial Management Total		\$99,400.00
Legal Services	Legal Services	\$7,500.00
Legal Services Total		\$7,500.00
Taxes	Property	\$12,000.00
Taxes	Income	\$17,200.00
Taxes Total		\$29,200.00
Insurance	General, Property, Boiler & Auto, \$1million umbrell	\$40,000.00
Insurance	D & O Insurance	\$4,000.00
Insurance	Worker's Comp	\$10,800.00
Insurance Total		\$54,800.00
Neighborhood Operations	Deed Restrictions	\$3,000.00
Neighborhood Operations	Printing	\$10,000.00
Neighborhood Operations	Web Operations	\$2,500.00
Neighborhood Operations	Community Events	\$24,000.00
Neighborhood Operations	Holiday Lighting	\$10,000.00
Neighborhood Operations	Postage/Delivery	\$17,000.00
Neighborhood Operations	Neighborhood Directory	\$7,000.00
Neighborhood Operations	Office Equipment	\$3,500.00
Neighborhood Operations	Office Repairs & Maintenance	\$3,500.00
Neighborhood Operations	Office Supplies	\$4,000.00
Neighborhood Operations	Phone	\$2,700.00
Neighborhood Operations	Neighborhood Maintenance/Repairs	\$22,500.00
Neighborhood Operations	Café Repair	\$4,000.00
Neighborhood Operations	Parking Lot Maint & Dumpster Expense	\$9,000.00
Neighborhood Operations	HOA Meetings	\$5,000.00
Neighborhood Operations	Awards	\$1,200.00
Neighborhood Operations	Operational Expenses--Misc	\$1,000.00
Neighborhood Operations Total		\$129,900.00

Category	Subcategory	2010 Budget
Management Staff	HOA Office Personnel	\$175,000.00
Management Staff	Payroll Taxes	\$14,000.00
Management Staff	Reimbursement - Mileage	\$1,500.00
Management Staff	Insurance Reimbursement	\$6,300.00
Management Staff	Staff Education and Skills Enhancement	\$3,500.00
Management Staff Total		\$200,300.00

Community Enhancement	Donations	\$3,000.00
Community Enhancement	Association Memberships (CAI)	\$5,500.00
Community Enhancement Total		\$8,500.00

Reserves (General)	General Reserve Fund Addition	\$100,000.00
Reserves (Wells Fargo West Pool Fun)	Wells Fargo West Pool Reserve Fund Addition	\$100,000.00
Reserve Fund Additons Total		\$200,000.00

Grand Total **\$2,264,794.00**

Retained Earnings **\$323,741.00**

2010 Capital Budget Projects

Landscape - Irrigation Infrastructure Improvements	\$16,000.00
Landscape - Turf Replacement	\$20,000.00
Landscape - La Crosse Median, Phase I	\$20,000.00
Landscape - Bed Upgrades	\$18,000.00
Landscape - Outlying Areas	\$3,000.00
Electric - Bollard Lights	\$36,000.00
Electric - Entrance Lighting Upgrades	\$10,000.00
Total Landscape/Electric	\$123,000.00

2010 Capital Budget Projects

Sundek Repair	\$5,000
Chemical Controllers and Pumps	\$58,000.00
Pavers	\$15,000.00
Lounge Chairs	\$1,600.00
Hand Dryer	\$1,509.74
Upstairs work space	\$28,900.00
Shade Café	\$1,200.00
Office Computers	\$2,400.00

Total Swim Center **\$113,609.74**

Neighborhood - Amenities	\$85,000.00
Total Neighborhood	\$85,000.00

Total Capital Budget Projects **\$321,609.74**

Excess Funds **\$2,131.26**

Cash in Bank (Carryover 2009)	\$360,729
Reserve (Swim)	\$93,194.00
Reserve (Gen'l)	\$211,718.00
Reserve (Amen)	\$225,265.00
Total Cash in Reserves	\$890,906.00