

## Raspberry Falls Homeowners Association 2006 Proposed Budget

**Raspberry Falls**      **Revised November 4, 2005**

Income	Draft: For Discussion Purposes	2006 Proposed	Subtotals	Per Year		
				2006 Units 144	At Buildout 204	
<b>Assessments</b>	Current Homeowners	\$216,000	<b>\$216,000</b>	<b>\$125</b>	<b>\$313,600</b>	<b>\$128</b>
	Developer (24 settlements in 2006)	\$3,600	<b>\$3,600</b>	<b>\$2</b>	<b>\$0</b>	<b>\$0</b>
<b>Misc</b>	Interest Income	\$0				
	Late Fees	\$0				
	Van Metre Contribution	\$85,000				
	2005 Carry Forward	\$3,000				
	Miscellaneous	\$0				
	New Homeowner Capital Contribution	\$6,000	<b>\$94,000</b>	<b>\$54</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Income</b>		<b>\$313,600</b>	<b>\$313,600</b>	<b>\$181</b>	<b>\$313,600</b>	<b>\$128</b>

2005 Budget	Subtotals	Per Year
		2005 124
\$107,124	\$107,124	\$72
\$3,600	\$3,600	\$2
\$0		
\$2,000		
\$0		
\$0		
\$1,476		
\$3,600	\$7,076	\$5
\$117,800	\$117,800	\$79

2005 Forecast	Subtotals	Per Year
		2005 124
\$114,257	\$114,257	\$77
\$3,600	\$3,600	\$2
\$240		
\$825		
\$0		
\$1,405		
\$3,600	\$6,070	\$4
\$123,927	\$123,927	\$83

**Expenses:**

<b>Armstrong</b>	Contract	\$19,334				
	Bank Charges	\$0				
	Assessment Processing	\$1,000				
	Miscellaneous Administrative	\$4,700				
	Printing/Postage/Long Distance	\$2,000				
	Collections Expenses	\$2,000	<b>\$29,034</b>	<b>\$17</b>	<b>\$29,034</b>	<b>\$12</b>
<b>Misc</b>	Insurance Policy	\$2,300				
	Legal Fees	\$2,000				
	Audit/Tax Return Preparation	\$1,100				
	Income Taxes	\$100	<b>\$5,500</b>	<b>\$3</b>	<b>\$5,500</b>	<b>\$2</b>
<b>Admin Subtotal</b>		<b>\$34,534</b>	<b>\$34,534</b>	<b>\$20</b>	<b>\$34,534</b>	<b>\$14</b>

\$13,560		
\$1,000		
\$1,000		
\$4,000		
\$2,000		
\$1,200	\$22,760	\$15
\$3,100		
\$4,000		
\$2,000		
\$500	\$9,600	\$6
\$32,360	\$32,360	\$22

\$17,174		
\$0		
\$0		
\$4,164		
\$2,000		
\$0	\$23,338	\$16
\$1,948		
\$4,966		
\$2,100		
\$0	\$9,014	\$6
\$32,352	\$32,352	\$22

<b>Operating</b>	Common Area Electricity	\$1,400				
	Real Estate Taxes	\$1,000				
	Miscellaneous Operating	\$0				
	Common Area Maintenance	\$2,500				
	Snow Removal	\$9,280				
	Trash Removal	\$40,608	<b>\$54,788</b>	<b>\$32</b>	<b>\$54,788</b>	<b>\$22</b>
<b>Landscape</b>	Grounds Maintenance Contract	\$158,272				
	Van Metre Landscape Contribution	\$0				
	Irrigation Maintenance	\$16,000				
	Overseeding and Soil Improvements	\$0	<b>\$174,272</b>	<b>\$101</b>	<b>\$174,272</b>	<b>\$71</b>
<b>Pool</b>	Pool Management Contract	\$30,000				
	Pool Repairs/Supplies/Permits	\$5,000				
	Water/Sewer	\$3,000				
	Telephone	\$1,000				
	Miscellaneous	\$1,000	<b>\$40,000</b>	<b>\$23</b>	<b>\$40,000</b>	<b>\$16</b>
<b>Ops Sub-total</b>		<b>\$269,060</b>	<b>\$269,060</b>	<b>\$156</b>	<b>\$269,060</b>	<b>\$110</b>

\$0		
\$0		
\$0		
\$3,000		
\$0		
\$23,730	\$26,730	\$18
\$42,000		
\$0		
\$0		
\$0	\$42,000	\$28
\$0		
\$0		
\$0		
\$0	\$0	\$0
\$68,730	\$68,730	\$46

\$0		
\$0		
\$1,000		
\$0		
\$3,000		
\$33,420	\$37,420	\$25
\$42,000		
\$0		
\$0		
\$0	\$42,000	\$28
\$0		
\$0		
\$0	\$0	\$0
\$79,420	\$79,420	\$53

<b>Reserves</b>	Repair/Replacement	\$10,006				
<b>Subtotal</b>		<b>\$10,006</b>	<b>\$10,006</b>	<b>\$6</b>	<b>\$10,006</b>	<b>\$4</b>

\$9,210		
\$9,210	\$9,210	\$6

\$9,155		
\$9,155	\$9,155	\$6

<b>Total Expenses</b>		<b>\$313,600</b>	<b>\$313,600</b>	<b>\$181</b>	<b>\$313,600</b>	<b>\$128</b>
<b>Excess (Deficit)</b>		<b>\$0</b>				

\$110,300	\$110,300	\$74
\$7,500		

\$120,927	\$120,927	\$81
\$3,000		

Units	Total Monthly Units				
Monthly Dues	Proposed Monthly Assessments	1,728	144	2,448	204
		\$125	\$181	\$128	\$128

1,488	124
\$79	

1,488	124
\$79	

## Raspberry Falls Homeowners Association 2006 Proposed Budget

<b>Monthly Units</b>	Completed Monthly Units through 12/31/2005	1,728	144		
	Unsold Monthly Units (E-2 & F) through 12/31/2006	168	14		
	Total Monthly Units for 2006	1,896	158		
	<b>Unsold Units for D-1 &amp; D-2</b>	<b>552</b>	<b>46</b>		
	At Buildout	2,448	204		204

<b>Proposed VMK Contribution</b>	Proposed VMK Contribution for Unsold Lots in Sections E-2 & F (based on 168 monthly units for 14 unsold lots)	\$21,000	14	
	Contribution for D-1 and D-2 (Must be 46 lots)	\$64,000	46	
	Total Proposed Contribution for Maintenance	\$85,000		
	Proposed VMK Contribution for Landscape Consulting	\$0		
	Total Proposed Contribution by VMK	\$85,000		