

BOOTH FARMS COMMUNITY ASSOCIATION
NOTES TO RESERVE ANALYSIS AND OPERATING Budget

Uses of Reserves

Landscape Replacement

\$2000 for anticipated improvements in Park

Contingency/Miscellaneous

1% of budgeted costs from Reserve Expenditures

Sources of Operating Cash

Beginning Balance

Amount is carried forward from previous year.

Association Dues

Revenue based on 303 homes paying dues on a semi-annual basis. Receipt of 100% of dues.

Late Fee Income

Not Budgeted - Assume all payments received in time on a monthly basis.

Lien Fee Income

Not Budgeted - Cost of lien initially paid by association, but billed back to Homeowner (offsets corresponding expense)

Legal Fee Income

Not Budgeted - Cost of legal initially paid by association, but billed back to Homeowner (offsets corresponding expense)

Fine Income

Not Budgeted - Assume no fines will be assessed

Miscellaneous Revenue

Not Budgeted - Assume no miscellaneous revenues

Operating Expenses

Water

Initial Estimates excluding water on Brownbelt Park

Electricity

5 Meters at a minimum of \$11.50/month

Trash Removal

Based upon Contract - 5% increase in Sept Anticipated

Insurance

Based upon prior year's expenditures

Landscape Maintenance Contract

Based upon current contract with CoCal Landscaping that renews in 10/2009. - EXCLUDES MAINT OF BROWN BELT PARK

Fert/Weed/Insect

Not Included in budget

Tree Repair & Mentance

\$2000 budgeted for 4 Tree Replacements at \$500/ea

Fence Repair & Maintenance

Not Included in budget

Irrigation Repair & Maintenance

Nominal amount included for start up & mid season repairs

Grounds Repairs & Improvements

3 mowings of Outlot A - \$480/mowing

Snow Removal

Initial estimate based on a "normal" snowfall year. - EXCLUDES SNOW REMOVAL IN BROWN BELT PARK

Pet Wast Cleanup

Not Included in budget

Community Events

Annual BBQ

Internet / Website Service

Domain Name Registration

Legal Fees - General

Not Budgeted - Cost of collections billed back to homeonwer resulting in no effect on association

Management Fee

Foster Management agreement to be renewed 07/09 - Assume no increase in fee

A/R Processing Fee

Foster Mangement Processing fee of \$10/delinquent account per month not budgeted. Late fee covers cost of processing fee.
Neither the late fee or processing fee are budgeted.

Lien Fees

Not Budgeted - Cost of lien billed back to homeonwer resulting in no effect on association

Legal Fees - General

Contingency for Legal Issues Encountered by Board

Accounting / Tax Preparation

Based upon Foster Mgmt fee to prepare annual tax return.

Office Supplies

No Costs Expected for 2009

Postage

\$35/month postage plus \$130 for newsletter (303 homes @ \$.42/newsletter = \$127 ~130)

Bad Debt

Assume no bad debt will be incurred - All assessments billed will be 100% collectable

Miscellaneous Operating Expenses/Contingency

.5% Contingency fee based upon monthly expenditures

Transfer to Reserves

\$10,000 per Assessment to be transferred to reserves to cover future capital replacement items

Booth Farms Community Assoc.
4 Year Comparative Income Statement
For Fiscal Years 2006, 2007, 2008 2009

Fiscal Year	2006 ACTUAL	2007 ACTUAL	2008 ESTIMATED (Merger)	2009 Budgeted
Sources of Reserves				
Beginning Balance	\$0	\$30,277	\$37,673	\$62,069
Interest	\$277	\$2,396	\$2,396	\$2,297
Transfer from Operating	\$30,000	\$5,000	\$22,000	\$22,000
Total Sources of Reserves	\$30,277	\$37,673	\$62,069	\$86,366
Uses of Capital Reserves				
Landscape Replacement	\$0	\$0	\$0	\$2,000
Contingency / Misc. Costs	\$0	\$0	\$0	\$20
Total Uses of Reserves	\$0	\$0	\$0	\$2,020
Balance in Reserves at End of Year	\$30,277	\$37,673	\$62,069	\$84,346
Annual Dues (After Dues Increase)	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00
Sources of Operating Cash				
Beginning Balance	\$43,855	\$18,473	\$32,348	\$62,481
Association Dues	\$60,004	\$60,611	\$105,180	\$96,960
Late Fee Income	\$1,511	\$9,299	\$12,760	\$0
Lien Fee Income	\$0	\$525	\$1,350	\$0
Legal Fee Income (Collections Billed to Homeowner)	\$0	\$2,610	\$1,346	\$0
Fine Income	-\$60	\$125	\$3,025	\$0
Miscellaneous Revenue	\$452	\$1,267	\$521	\$0
Total Sources of Operating Cash	\$105,762	\$92,911	\$156,530	\$159,441
Uses of Operating Cash				
Operating Expenses				
Water	\$4,051	\$3,623	\$9,072	\$7,475
Trash Removal	\$13,742	\$13,302	\$32,177	\$31,774
Electricity	\$462	\$146	\$558	\$690
Insurance	\$1,209	\$2,452	\$4,200	\$3,500
Landscape Maintenance Contract	\$7,845	\$665	\$7,431	\$6,552
Tree Repair & Maintenance	\$425	\$0	\$2,000	\$2,000
Fence Repair & Maintenance	\$2,646	\$0	\$0	\$0
Irrigation Repair & Maintenance	\$1,875	\$0	\$1,936	\$1,700
Grounds Repairs & Improvements	\$14,187	\$260	\$3,405	\$1,440
Snow Removal	\$400	\$1,903	\$840	\$1,250
Pet Waste Cleanup	\$0	\$0	\$0	\$0
Community Events	\$26	\$53	\$1,534	\$1,500
Internet / Website Service	\$0	\$9	\$0	\$0
Legal Fees - Homeowners	\$0	\$4,831	\$1,346	\$0
Filing Fees	\$0	\$10	\$20	\$10
Income Tax Expense	\$0	\$0	\$0	\$0
Management Fee	\$4,800	\$6,750	\$14,699	\$14,000
A/R Processing Fee	\$0	\$1,490	\$3,575	\$0
Lien Fees	\$0	\$525	\$1,350	\$0
Legal Fees - General	\$4,967	\$2,093	\$3,284	\$1,500
Accounting / Tax Preparation	\$1,751	\$185	\$250	\$250
Administrative / Office Supplies	\$2,578	\$418	\$51	\$0
Postage - General	\$0	\$628	\$1,155	\$810
Bank Charges	\$0	\$0	\$0	\$0
Bad Debt	\$0	\$2,275	\$3,067	\$0
Miscellaneous Operating Expenses/Contingency	\$1,088	\$1,109	\$100	\$372
Total Operating Expenses	\$62,054	\$42,726	\$92,049	\$74,823
Net Operating Cash Before Transfer to Reserves	\$43,708	\$50,185	\$64,481	\$84,617
Cash Transferred to Reserves	-\$30,000	-\$5,000	-\$22,000	-\$22,000
Adjustment for Accounts Receivable/Prepaid Dues/Accts. Payable			\$20,000	
Net Operating Cash After Transfer to Reserves	\$13,708	\$45,185	\$62,481	\$62,617