

**BUDGET FOR BROWN RANCH COMMUNITY ASSOCIATION (BRCA)**

April-2009 thru March-2010

<b>COMMUNITY ASSOCIATION EXPENSES</b>	<b>TOTAL YEARLY EXPENSE</b>	<b>\$ PER LOT W/ 96 LOTS</b>
		96
<b>ADMINISTRATIVE EXPENSES</b>		
Association Management	\$ -	\$ -
Legal Fees	\$ 150	\$ 1.56
Accounting Fees & Tax Preparation	\$ 400	\$ 4.17
Insurance (Liability & Property)	\$ 2,150	\$ 22.40
Property Taxes (Parks & Open Spaces)	\$ 500	\$ 5.21
Administrative Expenses & Bank Charges	\$ 100	\$ 1.04
<b>Sub-Total Administrative Expenses:</b>	<b>\$ 3,300</b>	<b>\$ 34.38</b>
<b>MAINTENANCE &amp; OPERATING EXPENSES</b>		
Landscape Maintenance (Common Areas)	\$ 18,000	\$ 187.50
Fuel Costs & Machinery Maintenance	\$ 1,500	\$ 15.63
Spray Program for Pathways	\$ 300	\$ 3.13
Fertilizer Program for Open Spaces	\$ 1,800	\$ 18.75
Landscape Extras (Plant Replacements, etc)	\$ 400	\$ 4.17
Irrigation Water (Uncompahgre Water Users ..... Association) Currently paid by SOM	\$ -	\$ -
Irrigation/Pump Maintenance & Blowout	\$ 3,000	\$ 31.25
Repairs & Maintenance of Common Facilities ..... (Parks & Park Facilities))	\$ 1,000	\$ 10.42
Electricity (Pump & Lights)	\$ 3,700	\$ 38.54
<b>Sub-Total Operating Expenses:</b>	<b>\$ 29,700</b>	<b>\$ 309.38</b>
<b>DISCRETIONARY SPENDING</b>		
Prairie Dog Control	\$ 800	\$ 8.33
	\$ -	\$ -
<b>Sub-Total Discretionary Spending:</b>	<b>\$ 800</b>	<b>\$ 8.33</b>
<b>MACHINERY &amp; COMMON FACILITIES RESERVES</b>		
Common Facilities Reserves (Pump Replacement & Irrigation Mainline & Trails)	\$ 2,500	\$ 26.04
Machinery Replacement Reserve	\$ 1,500	\$ 15.63
<b>Sub-Total Facilities &amp; Landscape Reserves:</b>	<b>\$ 4,000</b>	<b>\$ 41.67</b>
<b>TOTAL ANNUAL HOA DUES REQUIRED:</b>	<b>\$ 37,800</b>	<b>\$/ Lot /Yr</b>
BRCA Dues @ \$300.00 per year	96 \$ 28,800.00	\$ 300.00
CWP Irr Assessment @ \$100.00 per year	44 \$ 4,400.00	\$ 100.00
<b>TOTAL ASSESSMENT:</b>	<b>\$ 33,200.00</b>	
<b>SURPLUS OR (DEFICIT):</b>	<b>\$ (4,600)</b>	
<b>Current Cash Reserve (3/09)</b>	<b>\$ 9,000</b>	
<b>Projected Reserve for (3/10)</b>	<b>\$ 8,400</b>	