



Ponderosa Community Club Budget 2010

(For the Period January 1 - December 31, 2010)

	Budget 2009	Budget 2010	Foot Notes
Administration			
Office / Board (Equipment & supplies. Moved internet expense to utilities.)	\$ 7,900	\$ 7,400	
Accounting (Covers expenses of our annual review and tax reporting.)	5,000	5,000	
Committees			
Building & Grounds (Clubhouse, Caretakers House, Playground, Office, & pest control)	28,075	5,200	#1
Greenbelt (Trails, landscaping, chipping, signage and reseeding)	3,700	1,500	#2
Newsletter (Postage & printing; reduced due to less postage due to email version)	2,300	1,500	
Social Committee (Supplies for PCC activities and social events)	2,600	2,200	
Insurance (Liability, Property & Vehicles)	14,500	15,000	
Legal & Liens (Consulting services and Atty Fees. Increase due - See Footnote)	15,000	25,000	#3
Maintenance & Operations (M&O)			
General (Includes garbage, supplies, fuel, maint. of rolling stock and equipment & tools.)	25,850	23,000	
Pool (Includes chemicals, propane, permits, and maintenance of pool and security equip. Reduction due to moving Pool Monitor salary to Payroll.)	11,000	9,200	
Roads (Includes chip sealing, one dust application, repairs to ditches /road surfaces, and costs of sand/gravel. Plans incl. gravel for Spur & Bridle. Possible chip seal parts of Stirrup, Palamino, Morgan, or others.)	31,000	31,000	
Water (Includes parts and supplies for the wells, pumps, valves, mains and control/alarm systems. Also includes water testing & permits. Does not include proposed replacement of water mains (a future project).)	12,000	12,000	
Payroll			
Office, Maintenance & Pool Staff Salary and Benefits	\$ 127,024	\$ 146,000	#4
(Includes PCC employees, excluding Association Manager, wages, taxes and benefits for 2010; increase due to underestimating payroll taxes 2009 and moving Pool Monitor wages and taxes from M&O Pool.)			
Association Manager	\$ 39,000	\$ 51,689	
(Includes salary, taxes and benefits. Increase due to 20 hours per week for 2009 was insufficient for normal operations; determined that 25 hours per week needed in 2010. Payroll taxes understated in 2009 budget are included for 2010.)			
Contingency	-	7,000	
(\$7,000 in payroll spent in 2009 on unexpected natural disasters, real estate & legal which may/may not repeat in 2010. If not needed, it will be refunded in 2011 budget.)			
Property Taxes (Our land categorized to achieve lowest available tax rate.)	2,500	1,900	
Utilities (Includes electricity, phones, and internet; moved cost of internet from Office/Board)	12,980	14,000	
 SUB-TOTAL	 \$ 340,429	 \$ 358,589	
 Capital Improvements Reserve Fund	 34,043	 35,859	
The Bylaws require a 10% set aside to cover future Capital Improvements.			
M&O Reserve Fund	26,709	-0-	#5
The Bylaws require 10% set aside for M&O contingencies. The calculation includes any overage or shortage from the reconciled M&O bank account for the last calendar year to bring the total to 10%.			
2008 Reconciled M&O Bank Account Balances			
Beginning \$58,195.33 - Ending \$50,693.33 = (\$7,502.00) Needed to Replenish			
 TOTAL EXPENSES, DEBITS/CREDITS AND RESERVES	 \$ 401,181	 \$ 394,448	
 TOTAL FACTORED FOR BAD DEBTS (2.5% in 2009; 3.5% in 2010)	 \$ 411,468	 \$ 408,754	 #6
 NUMBER OF LOTS IN PONDEROSA	 586	 585	
ANNUAL DUES PER LOT	\$ 703	\$ 699	

Note: See 2010 Budget Footnotes on Page 2 (on Reverse)



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Footnotes:

- #1 Decrease due to approx. \$13,000 one time painting of clubhouse in 2009 and capital improvement requests in 2010 for \$8,790 (See separate Ballot Issues #2 & #3)
- #2 Covers all greenbelt and trail maintenance and improvement for member's pleasure and for minimal fire and disease control. Decrease due to elimination of surveying costs and historical needs. \$500 included to hire labor necessary because of decreasing volunteerism.
- #3 Attorney's fees and legal costs usually related to real estate issues (liens, foreclosures, encroachments and adverse possessions). In 2010 the PCC will incur legal costs due to Title Research done in 2009 and may include review of governing document revisions. This has been discussed in October, 2009 Board Meeting and prior.
- #4 For 2010 fiscal year budget, combined Pool Monitor wages, taxes and benefits into Payroll category from M&O Pool.
- #5 We have sufficient money in our M&O bank account to meet the \$35,859 M&O Reserve Fund By-Law requirement, so there is no need to replenish this fund.
- #6 2010 bad debt ratio is 3.5%; this a combination of 2.5% per 2009 experience plus additional 1.0% due to outcome of 2009 Title Research Project that will be realized beginning in 2010.

The Board of Trustees has worked diligently with the Association Manager and committee chairs to look carefully at all expenses to reflect an accurate and what is believed to be an achievable budget for 2010. In fact, it is 0.6% below the 2009 dues. We recommend the adoption of this proposed budget for 2010 by the membership.

~ Ponderosa Community Club Board of Trustees

Our Mission: The Ponderosa Community Club's mission is to create and maintain a safe and welcoming community which enhances recreational and residential living through active membership participation, visionary leadership, and commitment to sustainability and harmony with the natural environment.