



Ponderosa Community Club Budget 2011 (For the Period January 1 - December 31, 2011)

Approved

	Budget 2010	Budget 2011	Foot Notes
INCOME ADDITIONS (Not 2011 Annual Dues)			#1
Home Owner Dues (Prior year(s) dues Accounts Receivable estimated collection in 2011)	\$ -	\$ (5,000)	
Clubhouse Rental (Fees for clubhouse rental)		(500)	
Miscellaneous Income (Fines assessed in 2010 due in 2011)		(3,000)	
Interest Income M&O Account (Posted by bank based on account balance)		(800)	
TOTAL INCOME ADDITIONS	\$ -	\$ (9,300)	
EXPENSES:			
Administration			
Office / Board (Equipment & supplies.)	\$ 7,400	\$ 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)	5,200	5,200	
Watershed (Watershed, Trails, landscaping, chipping, signage and reseeding. Increase due - See Footnote)	1,500	5,500	#2
Newsletter (Postage & printing; reduced due to less postage due to email version)	1,500	1,300	
Social Committee (Supplies for PCC activities and social events)	2,200	2,000	
Insurance (Liability, Property & Vehicles)	15,000	15,500	
Legal & Liens (Consulting services and Atty Fees. Decrease due - See Footnote)	25,000	12,000	#3
Maintenance & Operations (M&O)			
General (Includes garbage, supplies, fuel, maint. of rolling stock and equipment & tools.)	23,000	24,500	
Pool (Includes chemicals, propane, permits, and maintenance of pool and security equip.)	9,200	9,200	
Roads (Includes chip sealing, dust application(s), repairs to ditches /road surfaces, and costs of sand/gravel.)	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			
Association Manager, Office, Maintenance & Pool Staff Salary and Benefits (Includes PCC employees of \$146,000, Association Manager of \$51,689; for wages, taxes and benefits for 2011.)	\$ 197,689	\$ 197,689	
Contingency (Unexpected natural disasters, real estate & legal did not repeat in 2010. 2010 collected amount refunded in 2011 budget (See Adjustment). Contingency not continued for 2011.)	7,000	-	
Property Taxes (Our land categorized to achieve lowest available tax rate.)	1,900	1,900	
Utilities (Includes electricity, phones, and internet.)	14,000	14,000	
TOTAL EXPENSES	\$ 358,589	\$ 344,189	
SUB-TOTAL EXPENSES LESS INCOME ADDITIONS	\$ 358,589	\$ 334,889	
Capital Improvements Reserve Fund	35,859	33,489	
The Bylaws require a 10% set aside to cover future Capital Improvements.			
M&O Reserve Fund	-	7,380	#4
The Bylaws require 10% set aside for M&O contingencies. The calculation includes any shortage from the reconciled M&O Reserve bank account for the last calendar year to bring the total to 10% - \$33,489 total for 2011. In 2010, this was separated into separate account.			
Adjustment		(24,306)	
Adjustment to recognize 2010 additional income received \$10,669 and Projected 2010 under-run of budgeted expenses of \$13,667; this includes \$7000 of Contingency Labor funds not needed in 2010.			
TOTAL EXPENSES, DEBITS/CREDITS AND RESERVES	\$ 394,448	\$ 351,452	
TOTAL FACTORED FOR BAD DEBTS (3.5% in 2010; 2.5% in 2011)	\$ 408,754	\$ 360,463	#5
NUMBER OF LOTS IN PONDEROSA	585	585	
ANNUAL DUES PER LOT	\$ 699	\$ 616	

Note: See 2011 Budget Footnotes on Page 2 (on Reverse)



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Footnotes:

- #1 Income Additions section is new to the PCC Budget for 2011. It represents the Boards estimate of additional income that will be received by the PCC in 2011 beyond the normal dues collected annually. In 2010, no additional income was budgeted for; \$10,669 was received. By including an estimate of known additional sources of income (outside of 2011 annual dues) to offset the estimated expenses for the year, the amount of funds required for the year is reduced for the membership.
- #2 Covers all watershed, greenbelt, trail maintenance and improvement for member's pleasure and for minimal fire and disease control. Increase due to formation of new Watershed Committee for 2010, combining it with Greenbelt committee in 2010 and \$3000 for state grant matching funds to develop a Forest Stewardship Plan for PCC. \$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 incurred legal costs due to Title Research done in 2009 that is generally completed, therefore 2011 reduced with allowance for review of governing document revisions.
- #4 Beginning in 2010, M&O Reserve Fund was separated into its own account to facilitate better tracking. Estimated amount required to replenish M&O Reserve to 10% of 2011 Budget, is \$7,380.
- #5 2011 bad debt ratio is 2.5%; this a reduction of 1.0% from 3.5% in 2010 increased due to potential outcome of 2009 Title Research Project anticipated that was unrealized for 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 2011. In fact, it is nearly 12% below the 2010 dues. We recommend the adoption of this proposed budget for 2011 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.