

PONDEROSA COMMUNITY CLUB BUDGET 2009

	2008 Budget	2009 Budget
Payroll-Salary & Benefits for Maintenance and Office Employees <i>(Includes Maintenance Supervisor, Caretaker and QuickBooks Account Manager - increase due to market forces, overtime and higher skill level of new employee)</i>	111,840	127,024
Utilities (Includes electricity, garbage, internet and phone – increase due to inflation)	11,800	12,980
Newsletter (Postage and printing – increase due to the addition of Dec. issue)	1,700	2,300
Greenbelt (Trails, landscaping, chipping, signage surveying and reseeded)	3,700	3,700
Insurance (Liability, Property and Vehicles)	14,500	14,500
M & O Pool (Chemicals, Repairs, Propane and Permits – increase due to propane cost and upgrade for security keycard system)	8,000	11,000
M & O Roads (Patching and Chip Seal, Sand and Gravel, Signage, Dust Control)	31,000	31,000
M & O Water (Parts, Supplies, Training, Permits and Tests – no reservoir cleaning)	17,398	12,000
Office/Board (Equipment, & Supplies – increase due to bylaws printing and mailing)	5,000	7,900
Building and Grounds (Playground, Upkeep on Clubhouse, Caretaker's Home, Office, Pest Control, signage - increase due to a one time painting of clubhouse)	13,775	28,075
M & O General (Fuel, Shop Supplies, Tools and Equipment Maintenance - Increase due to fuel prices, essential tool purchases and equipment repairs.)	23,500	25,850
Accounting (Consulting, Tax Preparation and Financial Review)	5,000	5,000
Legal and Liens (Consulting Services and Attorney Fees – increase due to legal consulting needed for real estate and governing document issues)	10,000	15,000
Property Taxes	2,500	2,500
Association Manager (Salary and Benefits)	39,000	39,000
Social Committee (Supplies for Ponderosa Activities and Social Events)	2,600	2,600
SUBTOTAL	301,313	340,429
Capital Improvement Reserve (10% of Subtotal as Specified in By-Laws)	30,131	34,043
2008 Maintenance & Operations Reserve (to bring to 10% Bylaws requirement) The 2006 year-end bank account had a surplus available of \$14,490. To bring this up to the 10% Bylaws requirement needed \$15,641 not \$12,000. See note below)	12,000	
2007 Special Assessment Refund (see note below)	20,000	
Unspent Maintenance & Operations Fund in 2007 (See note below)	-17,227	
2009 calculation of M & O Reserve is (10% of 340,429 subtotal)	34,043	
M & O reserve fund not spent in 2007 is calculated below		
M & O bank account on 12/31/07	54,300	
M & O bank account on 01/01/07	<u>46,666</u>	
Unspent Maintenance & Operation Fund for 2007	<u>-7,634</u>	
Requirement to bring 2009 M & O reserve up to 10% is		26,709
TOTAL BUDGET	306,217	401,181
 ANNUAL DUES (Divided among 586 lots in 2008 and 585 lots in 2009. Factored for 2.5% bad debts)	 536	 704

*** **Note:** The 2008 Budget was created under very trying circumstances and with no clear track provided by Previous Boards. The post analysis above and in this paragraph was done in much calmer conditions. When the \$14,490 surplus in the bank account was used to replenish the 2008 Maintenance & Operation Reserve, there was no money left to be returned to the members via the two credits. When the three numbers above are corrected, the 2008 budget is increased by \$40,868 or \$72/lot. The correct 2008 Dues should have been \$608. Be aware that the resulting shortfall in 2008 Dues collections will affect the 2010 budget.