



**King's Deer HOA 2009 Budget**  
Approved September 16, 2008

**INCOME**

Annual Member Assessments	159,300	
Billable Expense / Mowing Income	1,000	
Enforcement Trust Fund Fees	2,000	
Interest Income	3,000	
Mail Box Sales	1,900	
Inkind Donations KD Golf Course	<u>1,900</u>	
		\$169,100
Volunteer contributions		
ACC Project Monitor	1,200	
Accounting Services	3,600	
WebSite Administrator	<u>2,900</u>	
Total Volunteer Contributions		\$7,700
Miscellaneous Income		
ACC Submittal Fee Income	600	
Advertising Income	300	
Ownership Transfer Fee	<u>2,000</u>	
Total Miscellaneous Income		<u>\$2,900</u>

**TOTAL INCOME**

**\$ 179,700**

**EXPENSES**

Administrative		
Bank Charges	300	
Community Events	400	
Dues & Subscriptions	950	
Education	1,000	
Office Expense	3,300	
Office Rental	3,600	
Phone and internet	2,000	
Postage	3,000	
Printing/Copies	3,300	
Storage Rental	<u>850</u>	
		\$18,700
Office Salaries		
Auto Travel Expense	900	
HOA Director	52,000	
Payroll Taxes	<u>5,000</u>	
Total Office Salaries		<u>\$57,900</u>
Total Administrative		\$76,600
Miscellaneous Admin		
Bad Debts	100	
Insurance	6,400	
Mailbox Expense	1,900	
Water Co-op	<u>5,000</u>	
Total Miscellaneous Admin		\$13,400

Maintenance			
Entrances			
Monument Maintenance	4,000		
Mowing	5,000		
Weed Killer / Fertilizer	4,000		
Sprinklers	1,000		
Wall repair	<u>2,000</u>		
Total Entrances		\$16,000	
Misc Maintenance			
Misc Maintenance	4,500		
Signage Repair	500		
Street Light Repair	5,000		
Mowing - Lots	<u>1,000</u>		
Total Misc Maintenance		\$11,000	
Playground / Sportsfield			
Misc. Playground Expense	1,500		
Portable Restrooms	810		
Sports Field Mowing	1,900		
Tree & Shrub Care	4,000		
Weed Control / Fertilizer	4,000		
Trash Removal	<u>250</u>		
Total Playground / Sportsfield		\$12,460	
Pond Maintenance			
Insect & Algae Control	1,540		
Pond Mowing	<u>500</u>		
Total Pond Maintenance		\$2,040	
Trails			
Scraping	1,500		
Trail Materials	5,500		
Weed Control	<u>3,500</u>		
Total Trails		<u>\$10,500</u>	
Total Maintenance		\$52,000	
Professional Fees			
Legal Counsel	4,000		
ACC Project Monitor	1,200		
Website Administrator	2,900		
Accounting Services	3,600		
Audit	<u>5,000</u>		
Total Professional Fees		\$16,700	
Utilities			
Electrical for Subdivision	<u>6,000</u>		
Total Utilities		<u>\$6,000</u>	
<b>TOTAL EXPENSES</b>			<b><u>\$164,700</u></b>
Reserves - Unallocated			<u>15,000</u>
<b>TOTAL EXPENSES AND RESERVE CONTRIBUTION</b>			<b><u>\$ 179,700</u></b>

## 2009 BUDGET ACCOUNT LISTING AND DESCRIPTION

### INCOME

Annual Member Assessments	Income from annual assessment on each property.
Billable Expense / Mowing Income	Income from services performed by the Association.
Enforcement Trust Fund Fees	Fee of \$100 received upon the sale/purchase of each King's Deer Property
Interest Income	Interest received on bank accounts such as CDs and savings accounts.
Mail Box Sales	Income from the sale of Highlands-type mailboxes.
In-kind Donations KD Golf Course	Value of recreation field mowing performed by the Golf Course maintenance team. This is a donated service in exchange for mowing King's Deer HOA performs around the Golf Course Maintenance facility.
ACC Project Monitor	Value of donated labor for monitoring ACC-approved projects.
Accounting Services	Value of donated labor for accounting review, budget review, audit coordination, and tax return preparation.
Website Administrator	Value of donated labor to maintain the King's Deer web site.
ACC Submittal Fee Income	Fees paid to the Association for review and approval of construction applications
Advertising Income	Income received for advertising on the web site and in the newsletter.
Ownership Transfer Fee	Fee of \$100 received upon the sale/purchase of each King's Deer Property.

### EXPENSES

#### Administrative

Bank Charges	Various charges by the bank upon the HOA. (e.g. bounced check, early CD termination, etc.)
Community Events	Community meetings expenses (facility rental, advertising, notices, etc.)
Dues & Subscriptions	Professional organization membership dues; publication and software subscriptions.
Education	Employee and director training/education.
Office Expense	Expenses for operating the HOA office that are not itemized elsewhere, including equipment maintenance, welcome packets, supplies.
Office Rental	Office rental cost.
Phone and internet	Cost of phone and internet service for the HOA office.
Postage	USPS and other shipping expenses; PO Box rental fee.
Printing/Copies	Bulk copy expenses paid to others, i.e. not printed in HOA office. (meeting handouts, newsletter).
Storage Rental	Cost for renting a storage facility.
Auto Travel Expense	Fixed vehicle expense allowance paid for executive director for use of personal vehicle to accomplish HOA duties.
HOA Director	Salary of executive director
Payroll Taxes	Payroll taxes for executive director

#### Miscellaneous Admin

Bad Debts	Uncollectible debts to the HOA (e.g. owner bankruptcy)
Insurance	Insurance for HOA-owned property, liability to protect the HOA, directors, officers and volunteers.
Mailbox Expense	Cost to purchase Highlands mailboxes for Highlands owners.
Water Co-op	Annual membership fee paid to Great Divide Water Company to satisfy King's Deer water augmentation obligations.

## **Maintenance**

### Entrances

Monument Maintenance	General maintenance of entry monuments other than the itemized categories.
Mowing	Mowing entrances and the common areas.
Weed Killer / Fertilizer	Chemicals and their application
Sprinklers	Sprinkler repairs and maintenance, parts and labor.
Wall Repair	Maintenance and repair of the stucco wall along highway 105 at Archers Drive.

### Misc Maintenance

Misc Maintenance	General maintenance expenses not covered elsewhere.
Signage Repair	Maintenance and repair of entry signage and King's Deer street name signs.
Street Light Repair	Repair, maintain (except bulb replacement) and replace streetlights
Mowing - Lots	Cost to mow private lots when non-compliant with annual mowing requirements.

### Playground / Sports field

Misc. Playground Expense	Playground/sports field maintenance and repair expenses not otherwise itemized..
Portable Restrooms	Rental and cleaning of portable restroom at sports field.
Sports Field Mowing	Sports field mowing expense (offset by in-kind donation from Golf Course)
Tree & Shrub Care	Chemicals and their application
Weed Control / Fertilizer	Chemicals and their application
Trash Removal	Trash container rental and servicing.

### Pond Maintenance

Insect & Algae Control	Chemicals and their application
Pond Mowing	Mowing around pond

### Trails

Scraping	Resurfacing labor and equipment. Footbridge maintenance and repair.
Trail Materials	Resurfacing material
Weed Control	Chemicals and their application

## **Professional Fees**

Legal Counsel	Attorney fees
ACC Project Monitor	Monitoring active ACC projects for compliance.
Website Administrator	Maintenance of the King's Deer website
Accounting Services	Accounting review, budget review, audit coordination, and tax return preparation.
Audit	Biannual audit of HOA financials.

## **Utilities**

Electrical for Subdivision	Cost to operate streetlights. Also includes bulb replacement.
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## **Reserves - Unallocated**

Funds put aside for use in accordance with Reserve Study.