

**Braddock Hill Property Owners' Association**  
**2016 Budget**

<b>Revenue:</b>	<b>Actuals thru 12/31/2015</b>	<b>2015 Budget</b>	<b>2016 Budget</b>
<u>Annual Dues Assessment Revenue:</u>			
# of Lots	32	32	32
Annual Dues Assessment / Lot	\$ 300	\$ 300	\$ 300
Annual Dues Assessments	\$ 9,600	\$ 9,600	\$ 9,600
<u>Street Sweeping Revenue:</u>			
# of New Home Constr. Starts	1	1	1
Street Sweeping Assessment / Lot	\$ 400	\$ 400	\$ 400
Street Sweeping Revenue	\$ 400	\$ 400	\$ 400
<u>Record Change Fee Revenue:</u>			
# of Record Change Fee	2	3	2
Record Change Fee	\$ 100	\$ 100	\$ 100
Record Change Fee Revenue	\$ 200	\$ 300	\$ 200
<u>Other Revenue:</u>			
Design Review Fines	-	-	-
Miscellaneous Income	-	-	-
Interest Income	\$ 11	\$ 5	\$ 15
Total Other Revenue	\$ 11	\$ 5	\$ 15
 Total Revenues	 \$ 10,211	 \$ 10,305	 \$ 10,215
 <b>Expenses:</b>			
Accounting	180	180	180
Common Area Maintenance	2,880	5,000	5,000
Design Review - Admin.	-	1,000	1,000
Design Review Fine Assessment	-	-	-
Legal	-	150	150
Management Fees	2,695	2,910	2,480
Miscellaneous	239	500	500
Postage	16	200	200
Insurance	558	575	575
Supplementary Street Sweeping	-	200	200
Website	259	250	250
Total Expenses	\$ 6,827	\$ 10,965	\$ 10,535
 Net Revenue Over (Under) Expenses	 \$ 3,384	 \$ (660)	 \$ (320)
 <u>Retained Earnings Analysis:</u>			
Beginning Retained Earnings	\$ 23,226	\$ 23,226	\$ 26,609
Net Revenue Over (Under) Expenses	3,384	\$ (660)	\$ (320)
Ending Retained Earnings	\$ 26,609	\$ 22,566	\$ 26,290

**Braddock Hill  
Property Owners' Association  
Annual Budget - 2016  
Line Item Detail**

<b>Annual Dues Assessments</b>	<b>\$ 9,600</b>
Based on 32 lots x \$ 300 per lot.	
 <b>Street Sweeping Revenue</b>	 <b>\$ 400</b>
Based on 1 new home starts at \$ 400 per home. New home starts estimated from Baker Hogan Houx info.	
 <b>Record Change Fee</b>	 <b>\$ 200</b>
Based on 2 resales (lots or homes) x \$ 100 per resale.	
 <b>Design Review Fines</b>	 <b>\$ -</b>
Monies received from building sites in which the contractor was not in compliance. Revenue should offset expenses incurred by Mike Houx.	
 <b>Miscellaneous Income</b>	 <b>\$ -</b>
Late fees and interest on annual assessments.	
 <b>Interest Income</b>	 <b>\$ 15</b>
Interest earned on cash balance.	
 <b>Total Income</b>	 <b><u>\$ 10,215</u></b>
 <b>Accounting</b>	 <b>\$ 180</b>
Annual tax returns prepared by David Wetzel, C.P.A.	
 <b>Common Area Maintenance</b>	 <b>\$ 5,000</b>
Maintenance and monthly utility bills for entryway light, weed control, entry landscaping and miscellaneous landscaping.	
 <b>Design Review - Admin.</b>	 <b>\$ 1,000</b>
Time spent by Mike Houx in reviewing the Braddock Hill Design Guidelines, answering questions and providing input.	
 <b>Design Review Fine Assessment</b>	 <b>\$ -</b>
Time spent by Mike Houx visiting Braddock Hill on a weekly basis to determine the compliance of projects, assessing fines and follow-up of assessments.	
 <b>Legal</b>	 <b>\$ 150</b>
For any legal issues which may arise	
 <b>Management Fees</b>	 <b>\$ 2,480</b>
Fees paid for administration and management of the Association to Alpine Edge Property Management	
 <b>Miscellaneous</b>	 <b>\$ 500</b>
Office supplies and minor expenses which are not budgeted. Additional snowplowing.	
 <b>Postage</b>	 <b>\$ 200</b>
Fee incurred for mailing all HOA related pieces.	
 <b>Insurance</b>	 <b>\$ 575</b>
General Liability and Directors' and Officers' Insurance through American Family Insurance.	
 <b>Supplementary Street Sweeping</b>	 <b>\$ 200</b>
Additional street sweeping provided by Stan Miller Inc.	
 <b>Website</b>	 <b>\$ 250</b>
Annual hosting fee and miscellaneous update/changes fee (prorated across the four associations)	
 <b>Total Expenses</b>	 <b>\$ 10,535</b>
 <b>Net Operating Income</b>	 <b><u>\$ (320)</u></b>