

KWPOA 2012 BUDGET

	2010 Actual	2011 Budget	2011 (through Q3) Actual	2011 Estimate	2011 Estimate +/-	2012 Budget
Expenses						
Office Expense	\$3,577.92	\$5,000	\$3,218.02	\$4,290.69	(\$709.31)	\$5,000
Bank Service Charges	\$417.50	\$800	\$413.85	\$551.80	(\$248.20)	\$800
Telephone	\$1,233.94	\$0	\$0.00	\$0.00	\$0.00	\$0
Internet/Telephony	\$939.50	\$2,500	\$1,204.42	\$1,605.89	(\$894.11)	\$2,500
Rent	\$2,415.00	\$2,500	\$2,535.00	\$2,535.00	\$35.00	\$2,500
Design Review Expense	\$54,800.00	\$60,000	\$37,858.79	\$50,478.39	(\$9,521.61)	\$60,000
General Secretarial	\$30,620.31	\$35,000	\$26,590.43	\$35,453.91	\$453.91	\$35,000
Newsletter / Printing	\$15,665.85	\$17,000	\$17,910.51	\$23,880.68	\$6,880.68	\$17,000
Insurance	\$11,232.00	\$15,000	\$8,974.13	\$11,965.51	(\$3,034.49)	\$15,000
Professional Fees						
Bookkeeping	\$3,102.00	\$3,000	\$920.00	\$1,226.67	(\$1,773.33)	\$3,000
Tax Preparation	\$500.00	\$1,000	\$685.00	\$913.33	(\$86.67)	\$1,000
Financial Statement Review			\$6,755.00	\$9,006.67		
Legal Fees	\$585.00	\$10,000	\$13,922.11	\$18,562.81	\$8,562.81	\$10,000
Taxes						
Property Taxes	\$0.00	\$4,000	\$0.00	\$4,000.00	\$0.00	\$4,000
State	\$210.00	\$200	\$10.00	\$13.33	(\$186.67)	\$200
Appeals	\$0.00	\$1,000	\$0.00	\$0.00	(\$1,000.00)	\$1,000
Social Committee	\$8,882.83	\$10,000	\$2,120.00	\$2,826.67	(\$7,173.33)	\$10,000
Unscheduled	\$0.00	\$300	\$6,692.01	\$8,922.68	\$8,622.68	\$300
Water/Utilities	\$238.59	\$375	\$127.56	\$170.08	(\$204.92)	\$375
Maintenance	\$0.00	\$400	\$7,880.54	\$10,507.39	\$10,107.39	\$400
Landscaping/Maintenance	\$1,800.00	\$3,000	\$1,440.00	\$1,920.00	(\$1,080.00)	\$3,000
Reserve Fund: Legal, Capital Improvement, and Administrative		\$18,000	\$18,000.00	\$18,000.00	\$0.00	\$19,725
TOTAL EXPENSES	\$136,220.44	\$189,075	\$157,257.37	\$206,831.49	\$17,756.49	\$190,800
Income						
Residential Assessments	\$135,543.48	\$163,875	\$174,365.79	\$174,365.79	\$10,490.79	\$165,600
Special Individual Assessments						
Design Review Income	\$34,412.75	\$30,000	\$36,273.50	\$48,364.67	\$18,364.67	\$30,000
Design Review Refunds		(\$10,000)	(\$640.43)			(\$10,000)
Disclosure Packages		\$3,000	\$3,740.00			\$3,000
Interest Income	\$462.31	\$200	\$113.77	\$151.69	(\$48.31)	\$200
Social Committee		\$2,000	\$70.00			\$2,000
Miscellaneous	\$0.00	\$0	\$0.00			\$0
TOTAL INCOME	\$170,418.54	\$189,075	\$213,922.63	\$222,882.15	\$33,807.15	\$190,800
NET INCOME	\$34,198.10	\$0	\$56,665.26	\$16,050.66	\$16,050.66	\$0
# Member Properties	475	475				480
General Assessment	\$288.00	\$345.00				\$345.00

* Please note that to calculate the "2011 Estimate" figures the "2011 (through Q3) Actual" numbers were simply multiplied by 4/3 – making them usually over-inflated. The only exceptions are "Rent", "Reserve Fund", and "Property Taxes" which are known one-time expenses and "Residential Assessments" which is front-loaded at the beginning of the year.