

A		B	C	D
		2010 Budget \$600 Annual	2011 Budget \$600 Annual	2012 Budget \$600 Annual
1	Income			
2	2012 Member Dues	\$ -	\$ -	\$ 103,200.00
3	2011 Member Dues	\$ -	\$ 103,800.00	\$ -
4	2010 Member Dues	\$ 102,600.00	\$ -	\$ -
5	HOA Dues Late Fees (Late fee assesment of 5.50)	\$ 300.00	\$ 500.00	\$ 500.00
6	Account Reconciliation	\$ 300.00	\$ 250.00	\$ 250.00
7	Transfer Account Fees (HOA account transfer & setup for buyer & seller)	\$ 200.00	\$ 250.00	\$ 250.00
8	Document Fees (Fax or email HOA statements or documents for closing)	\$ 200.00	\$ 250.00	\$ 250.00
9	Closing Account Reconciliation (Reconcile Accounts when Property is sold)	\$ 200.00	\$ 250.00	\$ 250.00
10	Reimbursed Expenses (Reimbursed Expenses)	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00
11	Total Income	\$ 105,000.00	\$ 106,300.00	\$ 105,700.00
12				
13				
14	Operations Expenses			
15	Property Maintenance			
16	Entrance Camera Repair/Operate (Recordings to identify accidents,damage & repair)	\$ -	\$ 1,000.00	\$ 1,000.00
17	Entrance Fence Repair	\$ 300.00	\$ 500.00	\$ 3,000.00
18	Entrance Flag Pole Supplies	\$ 150.00	\$ 150.00	\$ 250.00
19	Entrance Fountain Maintenance	\$ 1,000.00	\$ 1,200.00	\$ 800.00
20	Entrance Gate Repair	\$ 2,000.00	\$ 3,800.00	\$ 2,500.00
21	Entrance Holiday Decorations (Garden Club seasonal decoration purchases)	\$ 200.00	\$ 300.00	\$ 300.00
22	Entrance Lawn Service	\$ 12,500.00	\$ 8,400.00	\$ 9,000.00
23	Neighborhood Tree Trimming	\$ -	\$ 4,000.00	\$ 2,000.00
24	New Gate Openers (New Gate Openers for Homeowners 972-LM openers)	\$ 300.00	\$ 300.00	\$ 300.00
25	New Landscape/Stump grinding (Seasonal flowers, plant replacement & tree stump grinding)	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00
26	Non HOA lot grass cutting (lawn mowing for non HOA lots)	\$ 200.00	\$ 500.00	\$ 300.00
27	Pest Control Entry & Pool	\$ -	\$ 1,200.00	\$ 1,200.00
28	Pond & Lawn Service	\$ 6,500.00	\$ 4,800.00	\$ 6,800.00
29	Pool / Fountain Supplies	\$ 1,000.00	\$ 1,000.00	\$ 800.00
30	Pool Building Maintenance (Bathroom Cleaning)	\$ 1,000.00	\$ -	\$ -
31	Pool Building Repairs	\$ 1,000.00	\$ 1,500.00	\$ 900.00
32	Pool Equipment Repairs	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00
33	Pool Fence Repair (Pool Fence Repair)	\$ 300.00	\$ 1,000.00	\$ 1,500.00
34	Pool Furniture	\$ -	\$ 1,500.00	\$ -
35	Pool Maintenance	\$ 26,000.00	\$ 12,000.00	\$ 12,000.00
36	Sprinkler System Repair (irrigation system of front entrance & water meters.)	\$ 400.00	\$ 4,500.00	\$ 1,000.00
37	Street & Sidewalk Repair	\$ 2,000.00	\$ 3,000.00	\$ 6,500.00
38	Total Property Maintenance	\$ 59,350.00	\$ 56,150.00	\$ 55,650.00
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42	Utilities	\$ 9,000.00	\$ 8,100.00	\$ 7,000.00
43	Gas and Electric	\$ 6,500.00	\$ 6,300.00	\$ 6,600.00
44	Water	\$ 1,500.00	\$ 1,440.00	\$ 1,450.00
45	Telephone (Phone line for Gates & pool)	\$ 350.00	\$ 400.00	\$ 400.00
46	Trash Pickup			
47	Total Utilities	\$ 17,350.00	\$ 16,240.00	\$ 15,450.00
48				
49	Program Expenses			
50	Advisory Enforcement Committee Budget (deed restriction enforcement)	\$ 500.00	\$ 1,800.00	\$ 2,400.00
51	Architecture Committee Budget	\$ 250.00	\$ 250.00	\$ 150.00
52	Board Quarterly Newsletter	-	\$ 600.00	\$ 300.00
53	Annual Election Budget (Yearly budget to prepare / run annual elections)	\$ 500.00	\$ 500.00	\$ 800.00
54	Garden Club Budget (Small expenses not requiring board approval)	\$ 500.00	\$ 500.00	\$ 400.00
55	HOA Garage Sale (Homeowners Garage Sale)	\$ 25.00	\$ 200.00	\$ 100.00
56	National Night Out (National Night Out for Neighbors, Police, Fire)	\$ 210.00	\$ 200.00	\$ 200.00
57	Pool Committee Budget (Small expenditures not requiring board approval)	\$ 500.00	\$ 500.00	\$ 400.00
58	Recreation Fund (Bylaw identified recreation fund for social events)	\$ 1,000.00	\$ 1,500.00	\$ 1,250.00
59	Street Light Committee Budget	\$ 50.00	\$ 50.00	\$ 50.00
60	* Reserve Fund (Bylaw identified fund for emergencies & special projects)	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00
61	Total Program Expense	\$5,535.00	\$8,100.00	\$10,050.00
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64	Insurance			
65	Commercial Liability Policy (Pool, Pool Building, Grass cutting general liability insurance)	\$ 2,612.00	\$ 2,650.00	\$ 2,600.00
66	Board Liability Insurance (Board members / officers liability insurance)	\$ 1,616.00	\$ 1,700.00	\$ 1,700.00
67	Windstorm,Hail Pool Building (Windstorm / Hail policy for pool building)	\$ 362.00	\$ -	\$ -
68	Pond Liability Insurance	-	\$ 140.00	\$ 140.00
69	Umbrella Policy (In the event of contractor injury law suit)	\$ 450.00	\$ 500.00	\$ 500.00
70	Crime Fidelity (In the event of employee/director dishonesty)	\$ 414.00	\$ 450.00	\$ 450.00
71	Workers Compensation Deposit (bodily injury by accident/disease)	\$ 250.00	\$ 300.00	\$ 300.00
72	Total Insurance	\$ 5,704.00	\$ 5,740.00	\$ 5,690.00
73				
74	Property Taxes			
75	CCISD Propert Tax 102 (101 Oak Creek Drive)	\$ 1.50	\$ 1.50	\$ 1.50
76	CCISD Property Tax 101 (102 Oak Creek Drive)	\$ 1.50	\$ 1.50	\$ 1.50
77	League City Property Tax 101 (101 Oak Creek Drive)	\$ 0.75	\$ 0.75	\$ 0.75
78	League City Property Tax 102 (102 Oak Creek Drive)	\$ 0.75	\$ 0.75	\$ 0.75
79	Galv County Property Tax 101 (102 Oak Creek Drive)	\$ 0.75	\$ 0.75	\$ 0.75
80	Galv County Property Tax 102 (101 Oak Creek Drive)	\$ 0.75	\$ 0.75	\$ 0.75
81	Total Property Taxes	\$ 6.00	\$ 6.00	\$ 6.00
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85	Administrative Expenses			
86	Professional Fees			
87	Tax Preparation Fees (HOA CPA Review & Tax Preparation)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
88	Legal Fees (HOA legal opinions, collections & representation)	\$ 1,500.00	\$ 3,000.00	\$ 3,250.00
89	HOA Mgmt Consulting Fee (Operations Advice)	\$ 2,000.00	\$ 250.00	\$ -
90	Billing & Accounting (Accounting Fees)	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00
91	Total Professional Fees	\$ 13,800.00	\$ 13,550.00	\$ 13,550.00
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93				
94	Administrative Expenses to provide Operations services			
95	Annual HOA Meeting facility (church facility)	\$ 300.00	\$ 300.00	\$ 300.00
96	Bad Debt Expense (write off homeowners who don't pay)	\$ 600.00	\$ 2,000.00	\$ 1,800.00
97	Delivery Mailing Service (parcel, registered delivery etc.)	\$ 75.00	\$ 25.00	\$ 25.00
98	Dues and Subscriptions (Dues and Subscriptions, legal documentation)	\$ -	\$ -	\$ -
99	HOA Post Office Annual Box Rent	\$ 57.40	\$ 57.40	\$ 58.00
100	Office Supplies (Office Supplies & Printing)	\$ 300.00	\$ 450.00	\$ 450.00
101	Postage	\$ 300.00	\$ 150.00	\$ 100.00
102	Printing & Copying	\$ 100.00	\$ 100.00	\$ 200.00
103	Software Renewal/subscription	\$ 700.00	\$ 900.00	\$ 350.00
104	Subdivision Signs	\$ 300.00	\$ 400.00	\$ 400.00
105	Web Site Maintenance (internet access & hosting)	\$ 450.00	\$ 300.00	\$ 200.00
106	Total Admin Expenses to provide Ops services	\$ 3,182.40	\$ 4,682.40	\$ 3,883.00
107				
108	Total Expenses	\$ 104,927.40	\$ 104,468.40	\$ 104,279.00
109				
110	Net Income	\$ 72.60	\$ 1,831.60	\$ 1,421.00
111				
112	Estimated Uncollected HOA Dues			\$ 606.00 2007
113	Estimated Uncollected HOA Dues			\$ 1,212.00 2008
114	Estimated Uncollected HOA Dues			\$ 1,998.00 2009
115	Estimated Uncollected HOA Dues			9/30/11 2010
116				
117	Unfunded Anticipated Budget Items:			
118	Entrance Fence 101 & 102 Oak Creek (Borders church & Potential Playground)	\$ 20,000.00		
119	Pool Decking Maintenance	\$ 16,000.00		
120				
121	Total Unfunded Annual Budget Items for Reserve Fund	\$ 36,000.00		