

POWHATAN COMMUNITY SERVICES ASSOCIATION, INC.

2011 BUDGET

		2010 Actual		2010 Budget	2011 Budget
		Dec-10			
	<u>INCOME</u>				
	2010 SF/TH/Condo Dues	\$ 151,573.07		\$ 155,520.00	\$ 155,700.00
	Advertising Income	\$ 3,128.00		\$ 3,600.00	\$ 3,200.00
	Bank Interest Earned Operat.	\$ 258.02		\$ 1,200.00	\$ 733.00
	Bank Interest Replace/ Reserve	\$ 2,057.83		\$ 3,000.00	\$ 2,190.00
	Clubhouse Rental	\$ 4,010.00		\$ 3,500.00	\$ 4,000.00
	Clusters/Street Light Due	\$ 352.00		\$ 352.00	\$ 352.00
	Clusters/Street Maint.	\$ 1,440.00		\$ 1,440.00	\$ 1,440.00
	Disclosure Packet	\$ 325.00		\$ -	\$ -
	Violation Income	\$ 50.00		\$ -	\$ -
	Initial Fee	\$ 6,233.00		\$ 3,400.00	\$ 5,000.00
	Late Fee	\$ 1,935.10		\$ -	\$ -
	Misc. Income	\$ 100.00			
	Insurance Claim Income	\$ 4,549.04		\$ -	\$ -
	Monticello Apts Dues	\$ 17,355.00		\$ 16,020.00	\$ 16,020.00
	Multi-Use Building Rental	\$ -		\$ 1,700.00	\$ 300.00
	SF/TH/Condo Dues (prior to 2009)	\$ 2,255.95		\$ -	\$ -
	Steeplechase Apts Dues	\$ 14,300.00		\$ 13,200.00	\$ 13,200.00
	<u>TOTAL INCOME</u>	\$ 209,922.01		\$ 202,932.00	\$ 202,135.00

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GROUPS & MAINTENANCE					
Drainage / BMP Maintenance/ Dam		\$ 35,102.04		\$ 20,000.00	\$ 26,000.00
Dam Engineering		\$ 13,011.06		\$ 5,000.00	
Dam Maintenance XX		\$ -			
Common Area Maintenance		\$ 3,035.50		\$ 12,000.00	\$ 7,000.00
Trail Maintenance Expense		\$ 808.00		\$ -	\$ 2,000.00
Grounds Maintenance Other XX		\$ 445.00		\$ 6,000.00	\$ -
Landscape Maint. Contract		\$ 44,280.96		\$ 39,000.00	\$ 46,000.00
Other Landscaping XX		\$ -		\$ 6,000.00	\$ -
Sprinkler System		\$ 276.10		\$ 900.00	\$ 800.00
Equipt. Repairs		\$ 479.82		500.00	500.00
TOTAL GROUNDS & MAINT.		\$ 97,438.48		\$ 89,400.00	\$ 82,300.00
FACILITY EXPENSES					
Clubhouse/ Bldg Maintenance		\$ 3,558.45		\$ 4,000.00	\$ 4,500.00
Clubhouse Loan / Interest Exp.		\$ 4,186.63		4,068.00	4,068.00
Clubhouse Loan Principal		\$ 4,823.41		4,250.00	4,250.00
Clubhouse Supplies		\$ 788.41		\$ 500.00	\$ 800.00
Facility Cleaning		\$ 6,275.00		\$ 7,260.00	\$ 7,800.00
Furniture & Fixtures		\$ 351.00		\$ 500.00	\$ 500.00
Playground Maintenance		\$ 2,353.00		\$ 1,500.00	\$ 2,500.00
TOTAL FACILITY EXPENSES		\$ 22,335.90		\$ 22,078.00	\$ 24,418.00
COMMITTEE EXPENSES					
Newsletter		\$ 7,207.46		\$ 7,500.00	\$ 7,500.00
Social		\$ 6,971.26		\$ 8,500.00	\$ 8,500.00
TOTAL COMMITTEE EXP.		\$ 14,178.72		\$ 16,000.00	\$ 16,000.00
UTILITIES					
Clubhouse Elec./ Gas		\$ 5,449.13		\$ 7,300.00	\$ 7,000.00
Rec. Area Water and Sewer		\$ 5,912.16		\$ 750.00	\$ 1,200.00
Pool Utility Reimbursement		\$ (12,032.78)		\$ (2,500.00)	\$ (3,500.00)
Trash Removal		\$ -		\$ 250.00	\$ 150.00
Sign Utilities		\$ 1,109.44		\$ 1,400.00	\$ 1,400.00
Cluster Way Lights		\$ 314.68		\$ 352.00	\$ 352.00
TOTAL UTILITIES		\$ 752.63		\$ 7,552.00	\$ 6,602.00
TOTAL OPERATING EXPENSES		\$ 181,041.19		\$ 179,536.00	\$ 175,561.00

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TRANSFER TO RESERVE REPL.			\$ 7,502.00		\$ 7,502.00	\$ 7,802.00
RESERVE INTEREST TRANSFER			\$ 2,057.83		\$ 3,000.00	\$ 2,190.00
RESERVE STUDY EXPENSE			\$ 400.00		\$ 400.00	\$ 400.00
TRANSFER TO CLUSTER WAY RESERVE			\$ 1,440.00		\$ 1,440.00	\$ 1,440.00
OPERATING CONTINGENCY FUND			\$ -		\$ 2,554.00	\$ 1,742.00
DAM RECERTIFICATION			\$ 1,500.00		\$ 1,500.00	\$ 1,500.00
CAPITAL PROJECTS						
Capital Improvements			\$ -		\$ 6,000.00	\$ 3,500.00
CLUBHOUSE LOAN						
Principal Prepayment			\$ 7,000.00		\$ 7,000.00	\$ 8,000.00
TOTAL EXPENSES			\$ 200,941.02		\$ 208,932.00	\$ 202,135.00
Subtotal Income			\$ 4,629.43		\$ (6,000.00)	\$ -
CAPITAL REPLACEMENT PROJECTS			(To be Determined)		-	-
			Dock			
			Picnic Area			
As of December 31, 2010:						
Trash Program Income			\$ 15,789.83			
Trash Program Expense			\$ 20,141.39			
Trash Program Balance			\$ 4,351.56			
Approved: 1.18.2011						