FALLSREACH HOMEOWNERS ASSOCIATION, INC.

19-Sep-11

ESTIMATED 2011 YEAREND AND BOARD PROPOSED 2012 BUDGET

						2010 Combined GF+TH	2011 <——CURRENT BUDGET——>			2011 (3) <---Projected thru Year-End---->			PROPOSED 2012 <——Budget——>		
		INCOME			2011	Actual	General Fund	Townhouse Fund	Total Budget	General Fund	Townhouse Fund	Projected THRU12/31/11		General Fund	Townhouse Fund	Total Budget
4000	000	Association I	(1)	298 units @	$503.00	144,740.16	149,894.00		149,894.00	147,102.85		147,102.85	@ $553.00	164,794.00		164,794.00
4015	000	Assoc. TH S	(1)	75 units @	$503.00	33,542.00		37,725.00	37,725.00		37,800.00	37,800.00	@ $553.00		41,475.00	41,475.00
		Prepaids				-188.20	0.00	0.00	0.00	0	0	0.00		0.00	0.00	0.00
4105	005	Interest Income (Excludes Rsrv Int)				1,230.51	3,000.00	0.00	3,000.00	250		250.00		250.00	0.00	250.00
4105	006	Interest Income - TH Funds				98.58	0.00	750.00	750.00	0	40	40.00		0.00	50.00	50.00
4110	000	Late Fees (split between SF & TH)				789.95	$400.00	$400.00	800.00	586	586	1,172.00		$400.00	$400.00	800.00
4710	000	Net Insurance/ Legal Reimb Proceeds/Other Reimb				2,142.31	0.00	0.00	0.00	2,684	2,684	5,367.72		0.00	0.00	0.00
		TOTAL INCOME				182,355.31	153,294.00	38,875.00	192,169.00	150,623	41,110	191,732.57		165,444.00	41,925.00	207,369.00
		EXPENSES				Actual thru 12/31/10						Projected THRU12/31/11				
5020	000	Accounting & Audit	(3)			1,150.00	1,507.54	0.00	1,507.54	1,275.00	0	1,275.00		1,530.15	0.00	1,530.15
5063	000	Mont. Co. Cmmn Ownshp Fee	(3)			894.00	900.00	0.00	900.00	894.00	0	894.00		900.00	0.00	900.00
6200	000	Grounds-Cntrct-Mowing/Edging,Turf Care,Trees/Shrubs,C	(3)			47,249.04	52,250.00	0.00	52,250.00	44,679.10	0	44,679.10		52,250.00	0.00	52,250.00
6180	000	Grounds - Non-Contract / Nat. Area	(3)			48,162.90	27,500.00	0.00	27,500.00	41,000.00	0	41,000.00		30,000.00	0.00	30,000.00
5195	000	Insurance	(3)			4,948.00	4,870.00	0.00	4,870.00	4,870.00	0	4,870.00		5,050.00	0.00	5,050.00
5240	000	Legal/Collection Fees	(3)			5,025.65	4,500.00	0.00	4,500.00	5,200.00	0	5,200.00		5,000.00	0.00	5,000.00
5260	000	Management Fee	(3)			7,012.00	7,220.00	0.00	7,220.00	7,416.00	0	7,416.00		7,600.00	0.00	7,600.00
5310	000	Org, Admn, Website & Miscellaneous Expense	(3)			1,636.46	2,100.00	0.00	2,100.00	2,100.00	0	2,100.00		2,100.00	0.00	2,100.00
6330	000	Security - General	(3)			0.00	500.00	0.00	500.00	500.00	0	500.00		500.00	0.00	500.00
5325	000	Printing/Postage	(3)			909.02	1,500.00	0.00	1,500.00	1,000.00	0	1,000.00		1,500.00	0.00	1,500.00
5040	000	Bank Service Fees	(3)			455.00	360.00	0.00	360.00	270.00	0	270.00		360.00	0.00	360.00
5180	000	Taxes - State, Fed,	(3)			-2,549.00	3,200.00	0.00	3,200.00	1,200.00	0	1,200.00		1,500.00	0.00	1,500.00
5345	000	Reserve Study	(3)			822.50	1,500.00	0.00	1,500.00	0.00	0	0.00		1,500.00	0.00	1,500.00
5440	000	Real Estate / Cnty Water Qualty Fee	(3)			1,665.44	1,650.00	0.00	1,650.00	2,406.00	0	2,406.00		2,500.00	0.00	2,500.00
6180	008	TH Grounds - Cntrct Cln-ups & Non-Cntrct TH/Cap. Imprv	(3)			14,547.50	0.00	5,475.00	5,475.00	0.00	12,000	12,000.00		0.00	7,500.00	7,500.00
6325	008	Misc. Repairs - Townhouses	(3)				0.00	3,500.00	3,500.00	0.00	1,400	1,400.00		0.00	3,500.00	3,500.00
6355	010	Snow Removal - Townhouses	(3)			22,667.50	0.00	12,000.00	12,000.00	0.00	21,537	21,537.00		0.00	12,000.00	12,000.00
7620	000	Street Light/Elec. - Townhouses	(3)			6,902.52	0.00	6,700.00	6,700.00	0.00	2,340	2,340.00		0.00	6,850.00	6,850.00
		TOTAL EXPENSE (Excluding Dep to Reserves)				161,498.53	109,557.54	27,675.00	137,232.54	112,810.10	37,277	150,087.10		112,290.15	29,850.00	142,140.15
		Deposit To Reserves (Inclusive of Interest)	(2)			24,979.91	20,394.00	8,500.00	28,894.00	35,000.00	8,500	43,500.00		35,000.00	8,250.00	43,250.00
		Rsrv Int.;Est. Add'l Funds Available for Dept to Rsrvs a	(2)				15,000.00	0.00	15,000.00	0.00	0	0.00		10,000.00	0.00	10,000.00
		Net Cash / Operating Surplus/Resrv	(2)			-4,123.13	8,342.46	2,700.00	11,042.46	2,812.61	-4,667	-1,854.53		8,153.85	3,825.00	11,978.85
										<——Through 8/31/11——>					
		OPERATING CASH ON HAND								General Fund	TH	Total				
		Checking Account Balances								86,996	18,792	105,788				
		Savings/MM Accounts								43,748	0	43,748				
		Total Operations								130,744	18,792	149,536				
		RESERVES														
		Total Designated Reserve Fund Balances	SmithBarney Accounts (MM Accts)							319,950	93,898	413,848				
		TOTAL OPERATING & RESERVES								450,694	112,689	563,383				
		Estimated Additional Year-End Deposits to Reserves	(2)							0	0	0				
		Estimated Reserve Balances After Year-End Deposits								319,950	93,898	413,848				
										<——'11 EXPENDITURES——>				<——2012 CAP BUDGET——>		
		CAPITAL (RESERVE) EXPENDITURES	(4)							General		Total				
		Single Family & TH Items								Fund	Townhouses	2010		Gen Fund	TH	2011 Total
		Bridge/Culvert Repairs								0.00		0.00		0.00	$0.00	0.00
		Signage, Masonry, Basketball Hoop								0.00	0.00	0.00		2,500.00	$1,000.00	3,500.00
		Paving Repairs							4)	0.00	30,778.00	30,778.00		10,000.00	$10,000.00	20,000.00
		Other: Fence Repairs								0.00		0.00		$5,000.00	$0.00	5,000.00
										0.00		#VALUE!		$0.00	$0.00	0.00
										$0.00	30,778	#VALUE!		$17,500.00	$11,000.00	$28,500.00

Notes:

1) General Fund Dues & TH Surcharge Dues increased 10% to maintain parity with increased costs and build reserves.
2) Deposits YTD to Reserves based on '11 Budget; Est. Additional Funds for deposit subject to operating costs assumptions through year end, yearend operating deficit applied against operating cash on hand or reserve
3) Based on incurred costs through 8/30 plus estimated costs through year end..
4) Based on contracted costs through 8/30.

Approvals: **Preliminary Board Concurrence:** **Final Board Approval:** 10/6/11