

ABOA Financial Analysis / Budgeting

	1/1/1997	1/1/1998	1/1/1999	1/1/2000	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006
Cash Balance on Jan 1 XXXX	?	\$32,586.71	\$35,936.03	\$56,462.47	\$39,383.74	\$41,276.49	\$44,353.36	\$32,650.32	\$30,074.98	\$33,333.92
Outstanding dues on Jan 1									\$2,380.00	
Beg budget year balance		\$16,626.71	\$14,388.86	\$40,778.30	\$23,109.15	\$27,876.66	\$31,385.39	\$37,705.36	\$14,234.98	-\$2,966.08

	Actual Revenues and Expenses								2005 Budget	2005 YTD (10/21/05)	2005 LE	Diff. LE to Budget	2006 Budget
	1997	1998	1999	2000	2001	2002	2003	2004					
Revenues													
Annual Dues													
Annual Dues Level	120	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	0.00	\$ 275.00
Property Count	133	133	133	133	133	133	133	132	132	132	132	0.00	132
Total	15,960	15,960	15,960	15,960	15,960	15,960	15,960	15,840	15,840	15,840	15,840	0.00	36,300
Special Assessment Dues													
Special Assessment Dues Level			\$ 134.00	\$ 134.00	\$ 134.00	\$ 134.00	\$ 134.00	\$ -					
Property Count			133	124	124	124	124	-					
Total			\$ 17,822	\$ 16,616	\$ 16,616	\$ 16,616	\$ 16,616	\$ -					
Dues paid in advance													
Total Dues Income	\$15,960.00	\$15,960.00	\$32,844.00	\$37,180.00	\$33,246.00	\$32,576.00	\$32,012.00	\$15,840.00	\$ 15,840.00	\$ 15,840.00	\$15,840.00	0.00	\$ 36,300.00
Late Charges	345.11	267.53	180.00	380.00	250.00	1,790.00	1,080.00	510.00	\$ 200.00	\$ 255.00	255.00	55.00	\$ -
Dividend Income	758.72	1,187.91	1,590.67	2,300.94	991.10	839.85	217.02	256.71	\$ 200.00	\$ 249.74	250.00	50.00	\$ 50.00
Resale Certificates	2,850.00	930.00	1,200.00	1,500.00	2,100.00	2,100.00	2,550.00	900.00	\$ 1,800.00	\$ 1,700.00	2,100.00	300.00	\$ 1,800.00
Transfer Fees	850.00	400.00	350.00	500.00	750.00	750.00	1,000.00	400.00	\$ 600.00	\$ 475.00	575.00	(25.00)	\$ 600.00
Fines	1,107.94	-2,254.03		25.00		1,300.00					100.00	100.00	
Returns & Allowances							84.00			\$ (180.00)	-180.00	(180.00)	
Tract I upfront dues			4,824.00										
Tract I donations			10,000.00										
Total Income	\$21,871.77	\$16,491.41	\$50,988.67	\$41,885.94	\$37,337.10	\$39,355.85	\$36,943.02	\$17,906.71	\$18,640.00	\$18,339.74	\$18,940.00	300.00	\$38,750.00
Less Tract I payment				(48,894.00)	(18,682.00)	(18,682.00)	(15,587.68)		0.00				0.00
Total (Less Tract I Payment)				-\$7,008.06	\$18,655.10	\$20,673.85	\$21,355.34	\$17,906.71	\$18,640.00	\$18,339.74	\$18,940.00	300.00	\$38,750.00

	Actual Revenues and Expenses								2005 Budget	2005 YTD (10/21/05)	2005 LE	Diff. LE to Budget	2006 Budget
	1997	1998	1999	2000	2001	2002	2003	2004					
Expenses													
Accounting Services	1,936.37	1,921.20	2,221.46	1,982.14	2,636.01	2,532.07	2,797.34	3,899.38	3,500.00	\$ 2,088.96	3,500.00	0.00	3,500.00
Advertising	0.00	0.00	0.00	0.00	75.39				0.00	\$ 24.82	24.82	24.82	0.00
Annual Board Meeting	413.66	231.05	80.00	0.00	20.66		175.00	230.00	100.00	\$ 98.28	98.28	(1.72)	100.00
Bank Charges/Fees	0.00	100.00	100.00	125.00	170.00	20.00	310.00		0.00	\$ 33.00	50.00	50.00	50.00
Block Party	637.35	775.30	673.86	0.00	81.65	539.00	200.00	529.23	750.00	\$ 770.51	770.51	20.51	800.00
Capital Improvements	17,523.92	0.00	5,165.00	0.00	1,556.00	5,800.00			10,000.00	\$ 11,515.00	11,515.00	1515.00	4,000.00
Copying	549.68	368.05	499.03	418.51	359.75	394.95	322.97	360.98	400.00	\$ 264.39	200.00	(200.00)	400.00
Events	0.00	0.00	131.40	0.00	0.00	10.20			0.00		0.00	0.00	0.00
Gifts											0.00	0.00	
Grounds Care	6,992.38	9,113.50	6,292.62	3,565.00	5,113.32		7,696.80	12,545.07	10,000.00	\$ 11,656.60	11,656.60	1656.60	12,500.00
Insurance	1,787.00	0.00	3,332.00	1,480.00	1,480.00	1,787.00	1,494.21	1,496.22	1,500.00	\$ 1,488.00	1,488.00	(12.00)	1,500.00
Legal Expenses	3,446.65	2,901.27	1,293.10	505.20	438.36	701.00	418.80	99.00	1,000.00	\$ -	0.00	(1000.00)	2,500.00
Mamagement Expenses									0.00				0.00
Miscellaneous	1,525.91		0.00	0.00	0.00	361.07			0.00	\$ -	0.00	0.00	0.00
New Neighbor Gifts	50.00	312.97	100.00	75.00	385.00	450.00	915.00	685.00	450.00	\$ 280.00	420.00	(30.00)	420.00
Office Expenses	7.88	0.00	181.00	0.00	97.00	58.00	45.00			\$ -		0.00	
Office Supplies	26.28	30.94	65.06	190.19	0.00				100.00	\$ -	100.00	0.00	100.00
PO Box Expense	0.00	0.00	0.00	64.00	0.00			100.00	100.00	\$ 100.00	100.00	0.00	100.00
Postage	435.12	262.96	329.56	168.33	3.74		273.26	76.50	450.00	\$ 122.68	180.00	(270.00)	425.00
Rent										\$ -	0.00	0.00	
Repair & Maintenance	0.00	0.00	29.98	0.00	438.60	64.96			5,300.00	\$ 1,112.61	1,500.00	(3800.00)	2,800.00
Spring Clean-up (dumpsters)									0.00	\$ 971.87	971.87		1,000.00
Fall Clean-up (dumpsters)													750.00
Supplies	35.16	9.98	161.28	0.00	0.00		83.92			\$ -	0.00	0.00	
Taxes	730.00	210.00	346.00	455.12	715.80		87.00		100.00	\$ 47.00	47.00	(53.00)	100.00
Tract I Expenses	2,400.00	1,680.00	2,666.87	784.93	0.00	1,640.00			0.00	\$ 2,498.98	2,498.98	2498.98	0.00
Tract J1-A Expenses	840.00	637.50	722.50	697.50	120.00	2,520.00			0.00	\$ -	0.00	0.00	0.00
Utilities, Website	398.81	174.54	208.51	150.17	196.31	286.87	216.07	320.42	700.00	\$ 204.39	300.00	(400.00)	350.00
Tract I Loan Interest													
Expenses	39,736.17	18,729.26	24,599.23	10,661.09	13,887.59	17,165.12	15,035.37	20,341.80	34,450.00	33,277.09	35,421.06	(971.06)	31,395.00

Excess Revenue after expenses	(17,864.40)	(2,237.85)	26,389.44	(17,669.15)	4,767.51	3,508.73	6,319.97	(2,435.09)	(15,810.00)	(14,937.35)	(16,481.06)		7,355.00
103%													
4,388.92 Beginning Cash plus revenues less expenses													

Budgeted Capital Improvements	
2006 Total	\$ 4,000.00
Tract I Planning	\$ 4,000.00

Increased due to addition of Tract I Maintenance	
Management Company	N
Management Level	Low
Management Months	12
Management company #	2

Dues increase required	N
	\$ -

Budgeted Maintenance and Repair	
2006 Total	\$ 2,800.00
KFQD Tree Replacement	\$ 1,300.00
ABOA Flower bed refurbishing	\$ 1,000.00
Rock wall repair	\$ 500.00
Tract L Fencing	

\$160,155.63
\$16,619.16