

Orchard Villa HOA 2012 O&M and Reserve Budget

Income & Expenditures	Budget-2012	Contact Us:
Total Income	\$156,803	Board of Trustees
Assessment Income		Orchard Villa Homeowners Association
Three bedroom-56% (\$197.19 per month)-37 units	\$87,552	President - Marc Thomas (435-259-2208)
Two bedroom-44% (\$163.78 per month)-35 units	\$68,789	Vice President - Barb Crossan (435-259-0777)
Total Assessment Income	\$156,341	Vice President - Sue Noah (435-259-7946)
Other Revenue -Reserve Interest, etc	\$462	Vice President - Bill Topper (435-210-0443)
		Treasurer - Connie Baty (435-259-7307)
Total Expenditures	\$156,802	
Operations & Maintenance Costs		
Utilities (22.4% of total expenditures)		
Water	\$8,874	
Sewer	\$10,098	
Garbage	\$13,900	
Storm sewer fee	\$1,728	
Yard Waste Dumpsters	\$600	
Total Utilities	\$35,200	
Groundskeeping (25.8% of total expenditures)		
Lawn Care	\$17,000	
Fertilizing/weed spraying	\$3,600	
Aerate Lawn	\$1,100	
Edge Lawn	\$1,000	
Lawn care, other	\$1,370	
Clear fence lines	\$1,000	
Trees, maintenance & replacement	\$3,750	
Trim bushes/weeding	\$2,000	
Sprinkler maintenance	\$3,700	
Sprinkler start-up/shut down	\$1,230	
Sprinkler system parts	\$1,800	
Pest Control	\$1,122	
Street sweeping/snow removal	\$1,000	
Maintenance, other	\$750	
Total Groundskeeping	\$40,422	
Swimming Pool (8.5% of total expenditures)		
Electricity -Utah Power	\$1,325	
Gas-Questar	\$1,225	
Health Dept testing	\$180	
Pool Operator	\$7,200	
Pool Supplies	\$1,000	
Pool Maintenance	\$2,400	
Total Swimming Pool	\$13,330	
Administration (0.7% of total expenditures)		
Postage/Post office box	\$300	
Website	\$100	
Supplies	\$400	
Miscellaneous	\$300	
Total Administration	\$1,100	
Professional (17.3% of total expenditures)		
Meetings	\$100	
Corporate License	\$100	
Taxes	\$500	
Accountant	\$6,100	
Legal	\$2,000	
Insurance	\$15,810	
Contingency	\$2,500	
Total Professional	\$27,110	
Total Operations & Maintenance Costs	\$117,162	
Reserve Fund Project Costs		
Reserve Projects (25.3% of total expenditures)		
Concrete repair (sidewalks & driveways)	\$17,410	
Simulated stone fence/other enhancements (RV screen)	\$16,000	
Asphalt crack seal (streets)	\$1,742	
Year-end rollover to the reserve fund	\$4,488	
Total Reserve Fund Project Costs***	\$39,640	

***Orchard Villa ends 2011 with a reserve fund balance of \$44,000. While we project taking in \$39,640 toward the reserve in 2012, \$35,152 of that is set aside to fund our three reserve projects. The remaining \$4,488 will be used to bump up our reserve balance to \$48,951 by the end of 2012.

ORCHARD VILLA INCOME & EXPENSE SUMMARY

Calendar Year 2012

INCOME	CY 2012
MONTHLY 2 BR	\$ 163.78
MONTHLY 3 BR	\$ 197.19
QTRLY 2 BR	\$ 491.35
QTRLY 3 BR	\$ 591.57
YEARLY 2 BR	\$ 1,965.39
YEARLY 3 BR	\$ 2,366.27
% OF ASSESS. TO 2 BR	44.0%
% OF ASSESS. TO 3 BR	56.0%
2 BR ASSESSMENTS	\$ 68,789
3 BR ASSESSMENTS	\$ 87,552
ASSESSMENT SUBTOTAL	\$ 156,341
% YR-YR INCR. OVERALL	3.4%
% YR-YR INCR IN 2BR	3.4%
% YR-YR INCR IN 3BR	3.4%
INTEREST ON RESERVE	\$ 462
TOTAL INCOME	\$ 156,803