

## Grants Mountain POA Proposed Budget - 2010-2011

<b>INCOME</b>		
Annual Dues (81 x \$250)	\$ 20,250.00	Notes: Assumes all 81 lot owners pay their dues.
<b>TOTAL INCOME</b>	<b>\$ 20,250.00</b>	
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
Postage	\$ 200.00	Using e-mail to reduce postage costs
Office supplies (incl print & copy)	\$ 160.00	
Tax Preparation <sup>1</sup>	\$ -	Tax prep is normally \$150. Marie Biggs prepared 2009 taxes at no charge
Bank Service Charges	\$ 25.00	
Website (hosting & URL)	\$ 95.00	
Insurance (liability & gate coverage)	\$ 470.00	
Legal Fees	\$ 300.00	
Town Hall Meeting Rental (2 POA mtgs)	\$ 100.00	
Refreshments (POA mtgs)	\$ 50.00	
Utilities	\$ 535.00	Front entrance and gate
Property Tax (Lot #39)	\$ 93.00	
<b>Subtotal Administrative</b>	<b>\$ 2,028.00</b>	
<b>Community Maintenance</b>		
Gate Repairs	\$ 820.00	This is low; previous two year average gate repair was \$1,070.
Fence repairs	\$ 150.00	This does not include any labor for repair or painting; only materials
Mailbox maintenance	\$ 50.00	No labor included; budget for one gallon of stain
Community Workday expenses (includes some work materials and lunch for participants)	\$ 400.00	
Landscaping supplies (mulch, flowers, weedkiller, etc.) for entrance	\$ 300.00	
<b>Subtotal Community Maintenance</b>	<b>\$ 1,720.00</b>	
<b>Road Maintenance</b>		
Entrance area mowing	\$ 1,230.00	
Roadside mowing	\$ 3,000.00	This does not include boom-arm mower to mow beyond the ditches; only addresses immediate roadside
Snow Removal	\$ 1,100.00	Assumes only one occurrence of snow
Culvert Repairs (3 culverts)	\$ 1,500.00	Culvert repair only; does not include asphalt repair
Grass Seed (erosion control)	\$ 200.00	
Asphalt repairs (cracks)	\$ 5,622.00	This amount will <i>not</i> fix all the road cracks
Landslide & Ditch repairs (2 yr history)	\$ 2,250.00	Not enough funds to do job properly, especially if there is a landslide
Ditch / culvert cleaning	\$ 1,600.00	Quote from Richard Banks
<b>Subtotal Road Maintenance</b>	<b>\$ 16,502.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 20,250.00</b>	
<b><i>There is no allowance for reserve funds to cover unexpected or necessary major repairs</i></b>		