

Hazel Dell Woods HOA, Inc.
2007 Budget

	2005 Actual	2006 Budget	2006 Projected	2006 Variance	2007 Budget
Revenue					
Annual Assessment	48,988	60,830	69,264	8,434	69,125
Special Assessment	8,750	-	-	-	-
Miscellaneous Income	105	-	-	-	-
Total Revenue	57,843	60,830	69,264	8,434	69,125
Administrative Expenses					
Administration & Accounting	870	1,100	758	342	1,000
Insurance	1,855	2,000	1,894	106	2,000
Legal Fees	105	-	-	-	-
Property Taxes	6,257	6,600	6,633	(33)	6,700
Total Administrative Expenses	9,087	9,700	9,284	416	9,700
Common Property Expenses					
Mowing & Landscaping	18,552	18,700	13,510	5,190	17,200
Pond Management	2,540	2,900	3,480	(580)	4,100
Common Property Repairs	748	800	-	800	500
Street Lights	5,508	5,800	5,545	255	5,800
Entrance Lights	380	400	328	72	400
Snow Removal	880	2,000	225	1,775	500
Total Common Property Expenses	28,608	30,600	23,088	7,512	28,500
Pool & Poolhouse Expenses					
Pool Management & Supplies	9,317	9,200	9,218	(18)	10,200
Pool & Poolhouse Repairs	184	500	924	(424)	500
Electric (Pool)	2,052	2,100	1,948	152	2,200
Water (Pool)	714	700	705	(5)	800
Sewer (Pool)	269	300	164	136	200
Phone (Pool)	656	700	428	272	500
Total Pool & Poolhouse Expenses	13,192	13,500	13,387	113	14,400
Social & Community Expenses					
Social Activities	-	-	408	(408)	1,000
Community Improvements	-	500	3,192	(2,692)	12,500
Total Social & Community Expenses	-	500	3,600	(3,100)	13,500
Total Expenses	50,887	54,300	49,359	4,941	66,100
Net Income	6,956	6,530	19,905	13,375	3,025
Reserve Fund & Contingency					
Reserve for Insurance	-	500	500	-	-
Reserve for Legal Fees	-	1,000	1,000	-	-
Reserve for Pool Maintenance	-	2,000	2,000	-	2,000
Reserve for Capital Improvements	6,000	-	-	-	-
Contingency	-	3,000	-	-	1,000
Total Reserve Fund & Contingency	6,000	6,500	3,500	-	3,000
Excess Budget	956	30	16,405		25