

**Caughlin Ranch Homowners Association
2011 Budget
No Increase in Assessments**

	2011	2010
	BUDGET	BUDGET
1		
2		
3	REVENUE:	
4		
5	MEMBERSHIP ASSESSMENTS	\$2,004,788
6	COMMERCIAL ASSESSMENTS	131,988
7	TRANSFER FEES	12,000
8	LATE CHARGES	4,620
9	OTHER INCOME	22,671
10	INTEREST INCOME	11,700
11		
12	SUBTOTAL REVENUE	\$2,187,767
13		
14	REIMBURSEMENTS/FEES:	
15	CRACC	2,400
16	FINES / REIMBURSEMENTS	6,000
17	OMBUDSMAN FEE (NRS 116)	6,600
18	PCE FEE (WASHOE COUNTY TAX)	8,752
19	CAUGHLIN CREEK IRRIGATION REIMBURSEMENT	21,200
20		
21	SUBTOTAL REIMBURSEMENTS	\$44,952
22		
23	MONTHLY RESERVE TRANSFERS:	
24	NRS 116 RESERVE ACCOUNT	150,884
25	CLASS C RESERVE ACCOUNT	91,718
26	CLASS D RESERVE ACCOUNT	29,120
27		
28	SUBTOTAL RESERVE TRANS. (SUBTRACT):	\$271,722
29		
30	TOTAL REV. MINUS RESERVE TRANS.	\$1,960,997
31	EXPENSES	
32		
33	GENERAL MANAGER	\$98,206
34	ADMINISTRATIVE ASSISTANT/BOOKKEEPER	55,662
35	SECRETARY/ASSISTANT	39,552
36	ASSISTANT MANAGER	47,700
37	OFFICE TEMP	4,000
38	OFFICE RENT	24,300
39	OFFICE EXPENSE	54,500
40	ELECTION FOR BOARD	10,000
41	ACC BACKUP SCAN	15,000
42	TELEPHONE	12,360
43	PRIVATE GATE TELEPHONES	1,573
44	INCENTIVE TO STAFF	10,000
45	LEGAL	51,996
46	ACCOUNTING	21,600
47	BAD DEBT EXPENSE	15,000
48	MANAGEMENT/CONSULTING FEES	3,000
49	CAUGHLIN RANCHER FEES	2,000
50	LIABILITY INSURANCE	37,000
51	TAXES/LICENSES	11,497
52	PCE FEE	5,800
53	CONTINUING EDUCATION	7,000
54	EVENTS	6,000
55		
56	LANDSCAPE SUPERVISOR	74,976
57	LANDSCAPE EMPLOYEES	189,168
58	SEASONAL LABOR	268,000
59	CONTINUING EDUCATION	3,000
60		
61	GROUP MEDICAL	60,000
62	PAYROLL TAXES	76,171
63	WORKER'S COMPENSATION INSURANCE	13,964
64	EMPLOYEE BENEFITS	14,201

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	BUDGET	BUDGET	
1			
2			
65			
66	STEAMBOAT DITCH MNTCE	8,600	8,600
67	MATERIALS/SUPPLIES	35,540	32,000
68	CHEMICALS/FERTILIZERS	22,250	22,250
69	IRRIGATION REPAIR	18,000	24,659
70	PLANT MAT'L/REPLACEMENT	25,936	25,500
71	SOD & SEED	6,000	6,000
72	IRRIGATION	410,808	375,813
73	UTILITIES	28,500	27,680
74	PRIVATE STREET LIGHTS	3,236	3,236
75	EQUIPMENT MAINTENANCE	17,500	24,000
76	EQUIPMENT RENTAL	2,000	2,000
77	WATER CONSERVATION PROJECTS	50,100	50,100
78	FUEL & OIL	20,136	21,662
79	TRASH HAULING	29,000	27,000
80	RESERVE STUDY CONTRACT FOR 2011	2,000	8,000
81	SIGN MAINTENANCE	2,100	2,100
82	OMBUDSMAN FEE (NRS 116)	6,600	2,200
83	VANDALISM	4,500	4,500
84	WINTER ROAD MAINTENANCE	5,000	4,000
85	MOBILE RESTROOM FACILITIES	1,860	2,394
86	CONTINGENCY	15,520	0
87			
88			
89	MISCELLANEOUS	1,200	1,200
90	CAM FEE CAUGHLIN XING	2,569	2,569
91	ACC EXPENSES	1,740	1,740
92	UNIFORMS	7,075	6,075
93			
94	TOTAL EXPENSES	\$1,960,997	\$1,897,812
95			
96	NET OPERATING INCOME/LOSS	\$0	(47,251)
96			
98	RESERVE INCOME		
96			
100	NRS 116 RESERVE TRANSFER	150,884	\$250,884
101	CLASS "C" RESERVE TRANSFER	91,812	91,812
102	CLASS "D" RESERVE TRANSFER	29,124	29,124
103			
104	TOTAL RESERVE INCOME	\$271,820	\$371,820
105			
106	RESERVE EXPENSES		
107			
108	NRS 116 RESERVE EQUIPMENT/OFFICE ACQ	32,300	72,108
109	TRAIL MAINTENANCE	32,443	42,161
110	PARK IMPROVEMENTS	23,400	41,076
111	CLASS C PRIVATE ROAD MAINTENANCE/TRAILS	161,039	13,243
112	CLASS D RESERVE UPDATE	392	0
113	CLASS C GATE MAINTENANCE	0	1,291
114	CLASS D GATE MAINTENANCE	0	23,233
115	CLASS C PERIMETER FENCE MAINT.	0	63,508
116	CLASS C RESERVE UPDATE	0	2,683
117	CLASS C COMMON AREA IRRIGATION/PONDS	760	3,775
118	TENNIS COURTS -- SURFACE, NETS, ETC.	0	1,027
119	MAINTENANCE BUILDING/IRR/SIGNS/PONDS	31,920	2,000
120	NRS 116 RESERVE STUDY UPDATE	1,960	0
121			
122	TOTAL RESERVE EXPENSES	\$284,214	\$266,105
123			
124	NET RESERVE INCOME/LOSS	-\$12,394	\$105,715
125			
126	TOTALS, OPERATING AND RESERVE	(\$12,393)	\$58,464
127			