

# **LONGHILL STATION HOMEOWNERS ASSOCIATION** **2013 BUDGET**

<b>INCOME</b>	<b>2013 Budget 10% Increase (\$48 Per Home) \$532 Annual Dues Per Home</b>
Dues (182 Homes)	96,824.00
Late Fees	
Less Uncollectable Dues (10)	(5,320.00)
Other Income	
From Capital Reserve	
Interest Income	40.00
<b>GRAND TOTAL INCOME</b>	<b>91,544.00</b>
<b>EXPENSES</b>	
<b>ADMINISTRATIVE</b>	
Administration (Includes Qtrly Newsletter \$36/per Qtr.)	\$845.00
Management Fee	\$9,855.00
Insurance	\$2,750.00
Legal	\$1,150.00
Accounting	\$350.00
Bank Service Charges	\$0.00
Postage/Printing	\$675.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$15,625.00</b>
<b>UTILITIES</b>	
<b>Virginia Dominion Power</b>	
Blue Ridge Meter	975.00
Allegheney Meter	625.00
Centerville Meter	200.00
Pool Meter	3,800.00
<b>Water/Sewer/Trash</b>	
Water/Sewer	1,500.00
Trash Removal	100.00
<b>TOTAL UTILITIES</b>	<b>7,200.00</b>
<b>MAINTENANCE AND REPAIRS</b>	
General Maintenance	3,000.00
Grounds Maintenance (3% Inc)	10,420.00
Entrance Maintenance	300.00
BMP Repairs (pipe @ pond LS Rd.)	3,000.00
ARC Grounds Committee Budget	200.00
Pond Maintenance (Includes insect control contract \$300)	5,800.00
<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>22,720.00</b>
<b>POOL OPERATIONS</b>	
Pool Management (2% Inc.)	24,582.00
Pool Telephone	275.00
Pool WINTER Maintenance (2% Inc.)	2,185.00
Pool Other Maintenance	1,000.00
Pool Committee/Events	200.00
Pool Furniture/Supplies	200.00
<b>TOTAL POOL OPERATIONS</b>	<b>28,442.00</b>
<b>OTHER EXPENSES</b>	
Capital Reserve Fund	14,000.00
Reserve Study	2,500.00
Financial Audit	-
Operating Contingency Fund	712.00
Neighborhood Watch Comm. Fund	200.00
Taxes and Licenses	145.00
<b>TOTAL OTHER EXPENSES</b>	<b>17,557.00</b>
<b>GRAND TOTAL EXPENSES</b>	<b>\$91,544.00</b>
<b>NET INCOME</b>	<b>-</b>