

Tara Master Association
2012 Proposed Budget
Approved by the TMA Finance Committee 9-28-11

		Tara	Preserve	Common Expenses	Budget 2012	Percent Increase 2012 vs. 2011 budget	Projected 2011	Budget 2011	2011 VARIANCE	2010 Actual
OPERATING INCOME										
3905100	ADMIN PROCESSING FEES (90 NEW OWNERS)			9,000	\$ 9,000	20%	\$ 9,025	\$ 7,500	\$ 1,525	11,900
3947100	REGULAR ASSESSMENT - Tara (1024 residents)	32,200		105,418	137,618	-86%	1,005,953	1,006,000	(47)	1,019,846
3952100	REGULAR ASSESSMENT - Preserve (1046 residents)			107,682	107,682	#DIV/0!				
3965100	CABLE ASSESSMENT (2068 residents)			734,305	734,305	#DIV/0!				
3965100	INTEREST EARNED			1,200	1,200	0%	1,154	1,200	(46)	471
3966100	INTEREST - RESERVE			900	900	25%	967	720	237	622
3975100	MISC INCOME			-	-	0%	9	-	9	153
3976100	FINANCE CHARGES			19,400	19,400	-23%	21,993	25,200	(3,207)	22,051
	Excess carry over from 2010			-	-	-100%	-	40,000	(40,000)	
	TOTAL OPERATING INCOME	\$ 32,200	\$ -	\$ 977,905	\$ 1,010,105	-7%	\$1,039,091	\$1,080,620	\$ (41,529)	\$1,055,043

		Tara	Preserve	Common Expenses	Budget 2012	Percent Increase 2012 vs. 2011 budget	Projected 2011	Budget 2011	2011 VARIANCE	2010 Actual
OPERATING EXPENSES										
5150100	CABLE TV EXPENSE			734,305	734,305	2%	699,993	717,668	(17,675)	674,569
7320100	MANAGEMENT FEE			76,128	76,128	0%	76,128	76,128	-	76,129
7317200	ALLOWANCE FOR BAD DEBT			20,000	20,000	-67%	50,000	60,000	(10,000)	50,000
7345100	INSURANCE			10,050	10,050	10%	9,137	9,144	(7)	9,707
7317100	LEGAL FEES			10,000	10,000	33%	10,313	7,500	2,813	7,086
7380100	ELECTION EXPENSE			5,000	5,000	-50%	9,621	10,000	(379)	8,433
7405100	OFFICE EXPENSE			2,250	2,250	-55%	4,602	5,000	(398)	5,802
7350100	ACCOUNTING / AUDITING			3,050	3,050	-46%	3,050	5,665	(2,615)	5,520
6100100	COMMUNICATION WITH MEMBERS/WEBSITE			10,350	10,350	245%	2,050	3,000	(950)	2,205
5760100	RECORD STORAGE			1,159	1,159	-3%	1,164	1,200	(36)	1,159
5770100	DECORATIONS			500	500	-50%	1,000	1,000	-	-
8700100	Miscellaneous			500	500	-70%	888	1,650	(762)	964
7410100	TAXES			320	320	-43%	561	561	-	61
8640100	Monthly LANDSCAPE MAINTENANCE per contract	17,000		44,504	61,505	-39%	82,200	100,492	(18,292)	105,194
5580100	LANDSCAPE AND IRRIGATION	5,180		41,120	46,300	21%	38,944	38,300	644	17,485
8620100	ELECTRIC	8,400		11,724	20,124	28%	14,217	16,000	(1,783)	13,276
5750100	REPAIR AND MAINTENANCE (GENERAL)	660		5,940	6,600	10%	4,655	6,000	(1,345)	8,686
8660100	WATER & SEWER	800			800	0%	795	800	(5)	1,126
9200101	RESERVE STUDY				-		-	10,000		-
9200102	LEGAL REVIEW COMMON VS TARA/PRESERVE EXP				-		-	10,000		-
	Commuity Affairs - Consultants						10,000			
	Land Survey						15,000			

Total Operating Expenses	\$ 32,040	\$ -	\$ 976,901	\$ 1,008,941	-7%	\$1,034,318	\$1,080,108	\$ (50,790)	\$ 987,402
EXCESS INCOME OVER EXPENSES	\$ 160	\$ -	\$ 1,005	\$ 1,164		\$ 4,773	\$ 512	\$ 9,261	\$ 67,641

	Tara Only	Preserve Only	Common Expenses	Budget 2012	Percent Increase 2012 vs. 2011 budget
Per Member Assessment @ 2070 Residents					
Per Member Assessment @ 2068 cable Residents					
Regular Assessment - Tara	31.45	-	102.95	\$ 134.39	
Cable TV Assessment	-	-	355.08	355.08	
Total Tara Assessment per member	31.45	-	458.03	489.47	0.47%
Regular Assessment - Preserve	-	-	102.95	\$ 102.95	
Cable TV Assessment	-	-	355.08	355.08	
Total Preserve Assessment per member	-	-	458.03	458.03	-5.98%

Budget 2011	VARIANCE
\$ 139.62	
347.54	
\$ 487.16	\$ 2.31
\$ 139.62	
347.54	
\$ 487.16	\$ (29.13)

	Tara	Preserve	Common Expenses	Budget 2012
Reserves				
Balance at 12-31-10	TBD	0	TBD	\$ 309,976
Interest Reserves 2011 projected	TBD	0	TBD	937
Projected Balance	TBD	0	TBD	\$ 310,913