

There is no increase in homeowner assessments for 2011; they will remain at \$300 per property. Many thanks are due to the Directors and the other volunteer leaders who work to maintain Four Seasons as an attractive place to live.

Planned dues income for 2011 is down slightly from the end of 2010 projected amount. There were three assessment non-pays in 2010 and we have budgeted five for 2011. In addition, pool fee income collected in 2010 amounted to \$11,475, which was \$2,000 less than expected. A similar amount has been budgeted for 2011. Planned Operating Expenses are up in 2011 by about \$4,300 (~4%). This increase is attributed primarily to clubhouse and maintenance expenditures. In terms of the clubhouse, the front door will be replaced in 2011. For maintenance, an additional \$3,000 is intended to go towards increased bark dust allotments for our common areas. Budget detail may be found on the insert page included in the November Newsletter.

Planned funding of Reserves (for the repair/replacement of major assets) remains at \$25,000. Annual funding of reserves during the past few years have allowed the HOA to complete several necessary large projects such as the replaced bridge, replaced clubhouse roof and decking, replaced pool decks and fence, and repairs to common area sidewalks. Projections based on this year's Reserve Study indicate that we have just "caught-up", but have not yet built an adequate Reserve margin. We expect to pay for projects during the next few years with current funding levels and plan to slowly grow an appropriate Reserve margin.

Members may anticipate future inflationary increases and should allow for the possibility that circumstances may change requiring earlier or more expensive repair projects than planned, but we can view this as a very welcome and good-news budget update. Thanks to members of the Budget Committee and all those providing input to our Budgeting process this year.

2011 Operating Budget

INCOME	2010				2011	
Source	Budget	%	EOY Projected	%	Budget	%
Income from Annual Dues	112,200	84%	114,018	86%	113,400	82%
Pool Fees	13,500	10%	11,475	9%	12,000	9%
Other	8,200	6%	7,500	6%	12,754	9%
Total Income	133,900	100%	132,993	100%	138,154	100%

EXPENSE	2010				2011	
Account	Budget	%	EOY Projected	%	Budget	%
Architectural	400	0%	50	0%	300	0%
Clubhouse Dir.	1,700	1%	700	1%	2,900	2%
Communications	2,050	2%	2,000	2%	2,100	2%
Debris/Junk Box	8,820	7%	6,000	5%	7,000	5%
Garage Sale	550	0%	313	0%	400	0%
Maintenance	39,740	30%	38,740	30%	41,740	30%
Pool	19,500	15%	24,815	19%	21,500	16%
President	13,400	10%	10,536	8%	13,300	10%
Secretary	500	0%	50	0%	300	0%
Social Comm.	2,000	1%	2,000	2%	2,000	1%
Treasurer- Utilities	16,700	12%	15,700	12%	15,700	11%
Treasurer - Other	3,450	3%	3,700	3%	5,900	4%
Operations Sub Total	108,810	81%	104,604	81%	113,140	82%
Fund Reserves	25,000	19%	25,000	19%	25,000	18%
Total Expenses	133,810	100%	129,604	100%	138,140	100%