



Peacock Hill Community Association, Inc - CASH BALANCE PROJECTIONS

	2011	2012	2013	2014	2015
	ACTUAL			PROJECTED	
Operating Account	\$ 11,840.24	\$ 7,945.57	\$ 24,924.53	\$ 15,193.60	\$ 15,193.60
Money Market Reserves	\$ 1,047.61	\$ -	\$ -	\$ 114,160.46	\$ 88,178.80
Accounts Receivable	\$ 7,042.09	\$ 12,478.60	\$ 12,939.35	\$ -	\$ -
Loans Receivable	\$ 22,718.68	\$ 16,146.15	\$ -	\$ -	\$ -
	\$ 42,648.62	\$ 36,570.32	\$ 37,863.88	\$ 129,354.06	\$ 103,372.40
Total Retained Earnings					
Unappropriated Earnings	\$ 14,838.61	\$ 28,123.32	\$ 21,206.11	\$ 11,475.18	\$ 11,475.18
General Reserves	\$ 27,810.01	\$ 8,447.00	\$ 6,763.60	\$ 34,466.79	\$ 67,981.75
Road Assessment Earnings	\$ -	\$ -	\$ 9,894.17	\$ 83,412.09	\$ 23,915.47
	\$ 42,648.62	\$ 36,570.32	\$ 37,863.88	\$ 129,354.06	\$ 103,372.40
Road Fund Detail					
Trash Road			\$ 485.56	\$ 971.12	\$ 1,456.68
Lake Road			\$ 121.00	\$ 242.00	\$ 363.00
Tennis Court Road (from Shady to Tennis Court)			\$ 174.00	\$ 348.00	\$ 522.00
Gilliams Mountain Road			\$ -	\$ 3,003.36	\$ 4,581.48
Peacock Drive (corner of TRR - Heron)			\$ 1,111.11	\$ 8,960.34	\$ 986.34
Deer Crest Heights			\$ 729.17	\$ 1,333.57	\$ 512.74
Gooseneck Lane			\$ -	\$ 656.90	\$ (111.43)
Apple Lane			\$ -	\$ 1,415.23	\$ 2,955.23
Peacock Drive (past well 8)			\$ 1,856.28	\$ 28,704.51	\$ 181.51
Gilliams Mountain Court			\$ -	\$ 365.23	\$ 855.23
Gillums Mountiain Lane			\$ -	\$ 849.40	\$ 1,823.57
Grey Dove Lane			\$ 1,012.17	\$ 1,899.57	\$ 1,361.74
Shady Lane			\$ 2,144.11	\$ 30,515.59	\$ 2,019.34
Acorn Lane			\$ 675.72	\$ 1,226.67	\$ 1,902.39
Heron Lane			\$ 1,309.72	\$ 2,494.67	\$ 3,804.39
Blue Rock Ridge			\$ 275.33	\$ 425.89	\$ 701.22
			\$ 9,894.17	\$ 83,412.09	\$ 23,915.47



Peacock Hill Community Association, Inc - COMMUNITY OPERATING BUDGET

OPERATING BUDGET

REVENUE	YTD ACTUAL as of 10/31	2014 PROJECTIONS	2014 BUDGET	2015 BUDGET
--MEMBER ASSESSMENTS - OPERATIONS--				
41000 ASSESSMENTS - OPERATING (HOUSES)	\$ 81,615.06	\$ 81,615.88	\$ 81,615.88	\$ 82,701.19
41500 INITIAL CAPITAL CONTRIBUTIONS - OPERATING	\$ -	\$ -	\$ -	
TOTAL MEMBER ASSESSMENTS - OPERATIONS	\$ 81,615.06	\$ 81,615.88	\$ 81,615.88	\$ 82,701.19
--OTHER REVENUE--				
43000 INTEREST INCOME	\$ 28.14	\$ 28.22	\$ -	\$ -
46000 NSF FEE INCOME	\$ 10.00	\$ 10.00	\$ -	\$ -
TOTAL OTHER REVENUE	\$ 38.14	\$ 38.22	\$ -	\$ -
TOTAL REVENUE	\$ 81,653.20	\$ 81,654.10	\$ 81,615.88	\$ 82,701.19
EXPENSES				
--ADMINISTRATIVE EXPENSES--				
51000 ACCOUNTING FEES	\$ 425.00	\$ 425.00	\$ 425.00	\$ 425.00
51250 AUDIT EXPENSE	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
51500 BANK CHARGES	\$ 10.00	\$ 10.00	\$ -	\$ -
51700 CAPITAL RESERVE STUDY	\$ -	\$ -	\$ -	\$ -
53000 LEGAL FEES	\$ 235.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
53500 LICENSES	\$ 25.00	\$ 132.07	\$ 132.07	\$ 198.10
54000 MANAGEMENT FEES	\$ 18,356.30	\$ 22,027.59	\$ 22,027.59	\$ 22,468.14
54300 MASTER ASSOCIATION DUES	\$ -	\$ -	\$ -	\$ -
54500 MEETING EXPENSE	\$ 56.11	\$ 105.11	\$ 150.00	\$ 150.00
55000 OFFICE EXPENSE	\$ 944.78	\$ 1,610.76	\$ 2,350.00	\$ 2,000.00
55500 OTHER PROFESSIONAL SERVICES	\$ -	\$ 828.00	\$ -	\$ 850.00
56200 SOCIAL ACTIVITIES	\$ -	\$ -	\$ -	\$ 100.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 20,052.19	\$ 28,138.53	\$ 28,584.66	\$ 29,691.24
--REPAIRS & MAINTENANCE--				
71800 TENNIS COURT MAINT & REPAIR	\$ 230.00	\$ -	\$ 500.00	\$ 500.00
TOTAL REPAIRS & MAINTENANCE	\$ 230.00	\$ -	\$ 500.00	\$ 500.00

--GROUNDS REPAIRS & MAINTENANCE--

75300 LANDSCAPING - CONTRACT	\$	790.00	\$	-	\$	-		
75400 LANDSCAPING - NON-CONTRACT	\$	11,340.00	\$	14,726.25	\$	15,000.00	\$	13,500.00
75500 LIGHTING - EXTERIOR	\$	79.03	\$	52.08	\$	250.00	\$	250.00
75600 MISCELLANEOUS GROUNDS	\$	3,176.90	\$	2,849.80	\$	1,000.00	\$	1,000.00
75650 PLAYGROUND MAINTENANCE	\$	300.88	\$	267.04	\$	200.00	\$	200.00
75700 POND & LAKE	\$	4,554.00	\$	4,554.00	\$	3,800.00	\$	4,000.00
75900 SNOW REMOVAL	\$	12,544.83	\$	12,544.83	\$	3,500.00	\$	4,900.00
75950 STREET REPAIRS	\$	828.00	\$	-	\$	-		
76000 TREES & SHRUBS	\$	7,335.00	\$	6,597.50	\$	6,500.00	\$	7,000.00
TOTAL GROUNDS REPAIRS & MAINTENANCE	\$	40,948.64	\$	41,591.50	\$	30,250.00	\$	30,850.00

--INSURANCE EXPENSES--

66350 INSURANCE - GENERAL	\$	1,128.88	\$	850.00	\$	1,440.00	\$	800.00
TOTAL INSURANCE EXPENSES	\$	1,128.88	\$	850.00	\$	1,440.00	\$	800.00

--UTILITY EXPENSES--

61500 ELECTRICITY	\$	317.31	\$	400.00	\$	431.27	\$	450.00
62500 INTERNET SERVICE	\$	-	\$		\$	9.95	\$	9.95
64500 TRASH COLLECTION	\$	17,510.00	\$	20,405.00	\$	20,400.00	\$	20,400.00
TOTAL UTILITY EXPENSES	\$	17,827.31	\$	20,805.00	\$	20,841.22	\$	20,859.95

TOTAL OPERATING EXPENSES	\$	80,187.02	\$	91,385.03	\$	81,615.88	\$	82,701.19
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EXCESS OF REVENUE OVER EXPENSES	\$	1,466.18	\$	(9,730.93)	\$	-	\$	-
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Peacock Hill Community Association, Inc - GENERAL RESERVES

RESERVES BUDGET

REVENUE	YTD ACTUAL as of 10/31	2014 PROJECTIONS	2014 BUDGET	2015 BUDGET
--MEMBER ASSESSMENTS - RESERVES--				
41500 MISCELLANEOUS CAPITAL INCOME				
49100 ASSESSMENTS - COMMUNITY	\$ 31,325.67	\$ 27,669.15	\$ 31,324.75	\$ 33,514.96
42001 ROAD MAINTENANCE ASSESSMENT	\$ -	\$ -	\$ -	\$ -
42002 SPECIAL ASSESSMENT INCOME (HOUSES)	\$ -	\$ -	\$ -	\$ -
43000 INTEREST INCOME	\$ 62.76	\$ 34.04	\$ -	\$ -
TOTAL MEMBER ASSESSMENTS - RESERVES	\$ 31,388.43	\$ 27,703.19	\$ 31,324.75	\$ 33,514.96
EXPENSES				
--DISBURSEMENTS FROM RESERVES--				
TOTAL DISBURSEMENTS FROM RESERVES	\$ -	\$ -	\$ -	\$ -
EXCESS OF RECEIPTS OVER DISBURSEMENTS	\$ 31,388.43	\$ 27,703.19	\$ 31,324.75	\$ 33,514.96



Peacock Hill Community Association, Inc - ROAD BUDGET & RESERVES

RESERVES BUDGET

	YTD ACTUAL	2014 PROJECTIONS	2014 BUDGET	2015 BUDGET
REVENUE				
--MEMBER ASSESSMENTS - RESERVES--				
41500 MISCELLANEOUS CAPITAL INCOME	\$ -	\$ -	\$ -	\$ -
49100 ASSESSMENTS - COMMUNITY	\$ -	\$ 3,655.60	\$ -	\$ 4,429.04
42001 ROAD MAINTENANCE ASSESSMENT	\$ 73,179.19	\$ 71,484.28	\$ 13,152.53	\$ 28,415.34
42002 SPECIAL ASSESSMENT INCOME	\$ -	\$ -	\$ -	\$ -
43000 INTEREST INCOME	\$ -	\$ -	\$ -	\$ -
TOTAL MEMBER ASSESSMENTS - RESERVES	\$ 73,179.19	\$ 75,139.88	\$ 13,152.53	\$ 32,844.38
EXPENSES				
--DISBURSEMENTS FROM RESERVES--				
82000 DRAINAGE	\$ -	\$ -	\$ -	\$ 7,750.00
83200 PARKING LOT/DECK IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
84500 STREETS	\$ 1,621.96	\$ 1,621.96	\$ -	\$ 84,591.00
TOTAL DISBURSEMENTS FROM RESERVES	\$ 1,621.96	\$ 1,621.96	\$ -	\$ 92,341.00
 EXCESS OF RECEIPTS OVER DISBURSEMENTS	 \$ 71,557.23	 \$ 73,517.92	 \$ 13,152.53	 \$ (59,496.62)

	Class	# of Lots	2014 Projections			2015 Projections				
			Budgeted Expenses	Reserves	NET RESERVE	STREET Expenses	DRAINAGE Expenses	Reserves	NET RESERVE	
Trash Road	I		0 \$	- \$	485.56 \$	485.56 \$	- \$		485.56 \$	485.56
Lake Road	I		0 \$	- \$	121.00 \$	121.00 \$	- \$		121.00 \$	121.00
Tennis Court Road (from Shady to Tennis Court)	I		0 \$	- \$	174.00 \$	174.00 \$	- \$		174.00 \$	174.00
Gilliams Mountain Road	II		16 \$	124.77 \$	3,128.13 \$	3,003.36 \$	- \$	1,550.00 \$	3,128.13 \$	1,578.13
Peacock Drive (corner of TRR - Heron)	II		4 \$	124.77 \$	7,974.00 \$	7,849.23 \$	10,632.00 \$		2,658.00 \$	(7,974.00)
Deer Crest Heights	II		6 \$	124.77 \$	729.17 \$	604.40 \$	- \$	1,550.00 \$	729.17 \$	(820.83)
Gooseneck Lane	II		5 \$	124.77 \$	781.67 \$	656.90 \$	- \$	1,550.00 \$	781.67 \$	(768.33)
Apple Lane	III		13 \$	124.77 \$	1,540.00 \$	1,415.23 \$	- \$		1,540.00 \$	1,540.00
Peacock Drive (past well 8)	III		12 \$	124.77 \$	26,973.00 \$	26,848.23 \$	35,964.00 \$	1,550.00 \$	8,991.00 \$	(28,523.00)
Gilliams Mountain Court	III		6 \$	124.77 \$	490.00 \$	365.23 \$	- \$		490.00 \$	490.00
Gillums Mountiain Lane	III		5 \$	124.77 \$	974.17 \$	849.40 \$	- \$		974.17 \$	974.17
Grey Dove Lane	III		7 \$	124.77 \$	1,012.17 \$	887.40 \$	- \$	1,550.00 \$	1,012.17 \$	(537.83)
Shady Lane	III		15 \$	124.77 \$	28,496.25 \$	28,371.48 \$	37,995.00 \$		9,498.75 \$	(28,496.25)
Acorn Lane	III		6 \$	124.77 \$	675.72 \$	550.95 \$	- \$		675.72 \$	675.72
Heron Lane	III		19 \$	124.77 \$	1,309.72 \$	1,184.95 \$	- \$		1,309.72 \$	1,309.72
Blue Rock Ridge	III		4 \$	124.77 \$	275.33 \$	150.56 \$	- \$		275.33 \$	275.33
			118 \$	1,621.96 \$	75,139.88 \$	73,517.92 \$	84,591.00 \$	7,750.00 \$	32,844.38 \$	(59,496.62)

Big Oak, Turkey Ridge and most of Peacock Drive are State Maintained

Community Operating Expenses	\$	82,701.19	\$	81,615.88
Community Reserves Expenses	\$	33,514.96	\$	27,669.15
Community Road Reserve Expenses	\$	<u>4,429.04</u>	\$	<u>3,655.60</u>
	\$	120,645.19		

	2015 Approved		2014 Actual		
	Houses 165	Lots 12	Houses 164	Lots 13	
Operating Assessments	\$ 483.63	\$ 241.82	\$ 478.69	\$ 239.34	1.03%
Reserve Assessments	\$ 195.99	\$ 98.00	\$ 162.28	\$ 81.14	20.77%
Community Road Reserve Assessments	\$ 25.90	\$ 12.95	\$ 21.44	\$ 10.72	20.80%
	\$ 705.53	\$ 352.76	\$ 662.41	\$ 331.20	6.51%
Quarterly	\$ 176.38	\$ 88.19	\$ 165.60	\$ 82.80	6.51%

Road Name	Category	Road Fund Detail		By Owners	# of Owners	Owner Breakdown
		Total Funding	By Assoc.			
Trash Road	I	\$ 485.56	\$ 485.56	\$ -	0	
Lake Road	I	\$ 121.00	\$ 121.00	\$ -	0	
Tennis Court Road (from Shady to Tennis Court)	I	\$ 174.00	\$ 174.00	\$ -	0	
Gilliams Mountain Road	II	\$ 3,128.13	\$ 1,564.06	\$ 1,564.06	16	\$ 97.75
Peacock Drive (corner of TRR - Heron)	II	\$ 2,658.00	\$ 1,329.00	\$ 1,329.00	4	\$ 332.25
Deer Crest Heights	II	\$ 729.17	\$ 364.59	\$ 364.59	6	\$ 60.76
Gooseneck Lane	II	\$ 781.67	\$ 390.83	\$ 390.83	5	\$ 78.17
Apple Lane	III	\$ 1,540.00	\$ -	\$ 1,540.00	13	\$ 118.46
Peacock Drive (past well 8)	III	\$ 8,991.00	\$ -	\$ 8,991.00	12	\$ 749.25
Gilliams Mountain Court	III	\$ 490.00	\$ -	\$ 490.00	6	\$ 81.67
Gilliums Mountain Lane	III	\$ 974.17	\$ -	\$ 974.17	5	\$ 194.83
Grey Dove Lane	III	\$ 1,012.17	\$ -	\$ 1,012.17	7	\$ 144.60
Shady Lane	III	\$ 9,498.75	\$ -	\$ 9,498.75	15	\$ 633.25
Acorn Lane	III	\$ 675.72	\$ -	\$ 675.72	6	\$ 112.62
Heron Lane	III	\$ 1,309.72	\$ -	\$ 1,309.72	19	\$ 68.93
Blue Rock Ridge	III	\$ 275.33	\$ -	\$ 275.33	4	\$ 68.83
		\$ 4,429.04	\$ -	\$ 28,415.34		

Class	# of Lots	2014 Projections			2015 Projections			DRAINAGE Expenses	Reserves	NET RESERVE
		Budgeted Expenses	Reserves	NET RESERVE	STREET Expenses	NET RESERVE				
Trash Road I	\$	-	\$ 485.56	\$ 485.56	\$ -	\$ -	\$ -	\$ 485.56	\$ 485.56	
Lake Road I	\$	-	\$ 121.00	\$ 121.00	\$ -	\$ -	\$ -	\$ 121.00	\$ 121.00	
Tennis Cou I	\$	-	\$ 174.00	\$ 174.00	\$ -	\$ -	\$ -	\$ 174.00	\$ 174.00	
Gilliams M II	\$	16.00	\$ 124.77	\$ 3,128.13	\$ 3,003.36	\$ -	\$ 1,550.00	\$ 3,128.13	\$ 1,578.13	
Peacock Dr II	\$	4.00	\$ 124.77	\$ 7,974.00	\$ 7,849.23	\$ 10,632.00	\$ -	\$ 2,658.00	\$ (7,974.00)	
Deer Crest II	\$	6.00	\$ 124.77	\$ 729.17	\$ 604.40	\$ -	\$ 1,550.00	\$ 729.17	\$ (820.83)	
Gooseneck II	\$	5.00	\$ 124.77	\$ 781.67	\$ 656.90	\$ -	\$ 1,550.00	\$ 781.67	\$ (768.33)	
Apple Lane III	\$	13.00	\$ 124.77	\$ 1,540.00	\$ 1,415.23	\$ -	\$ -	\$ 1,540.00	\$ 1,540.00	
Peacock Dr III	\$	12.00	\$ 124.77	\$ 26,973.00	\$ 26,848.23	\$ 35,964.00	\$ 1,550.00	\$ 8,991.00	\$ (28,523.00)	
Gilliams M III	\$	6.00	\$ 124.77	\$ 490.00	\$ 365.23	\$ -	\$ -	\$ 490.00	\$ 490.00	
Gilliums Mc III	\$	5.00	\$ 124.77	\$ 974.17	\$ 849.40	\$ -	\$ -	\$ 974.17	\$ 974.17	
Grey Dove III	\$	7.00	\$ 124.77	\$ 1,012.17	\$ 887.40	\$ -	\$ 1,550.00	\$ 1,012.17	\$ (537.83)	
Shady Lane III	\$	15.00	\$ 124.77	\$ 28,496.25	\$ 28,371.48	\$ 37,995.00	\$ -	\$ 9,498.75	\$ (28,496.25)	
Acorn Lane III	\$	6.00	\$ 124.77	\$ 675.72	\$ 550.95	\$ -	\$ -	\$ 675.72	\$ 675.72	
Heron Lane III	\$	19.00	\$ 124.77	\$ 1,309.72	\$ 1,184.95	\$ -	\$ -	\$ 1,309.72	\$ 1,309.72	
Blue Rock I III	\$	4.00	\$ 124.77	\$ 275.33	\$ 150.56	\$ -	\$ -	\$ 275.33	\$ 275.33	
	\$	118.00	\$ 1,621.96	\$ 75,139.88	\$ 73,517.92	\$ 84,591.00	\$ 7,750.00	\$ 32,844.38	\$ (59,496.62)	

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