

OPERATING BUDGET ARCHIVE (FY 2008) - Actual as of 12/31/2008

(Unaudited, for Comparison Only)

Revenue	Budget FY 2008	Actual
Operating Fees - (\$205.25 /Unit/Month)	337,431.00	337,431.00
Late Fees		5,459.95
NSF Fees		15.00
Violation Fees		
<b>Total Operating Revenue</b>	<b>337,431.00</b>	<b>342,905.95</b>

Revenue - Other

Reserve Fees - (\$89.75 /Unit/Month)	147,549.00	147,549.00
Interest on Reserves		3,726.49
Other Income		4,765.00

Total Revenue to Date **495,219.95**

Budgeted Revenue to Date **484,980.00**

Operating Expense

Contracts

Management	31,972.00	31,968.00
Landscaping/Mulch	102,000.00	92,500.00
Trash Removal	7,800.00	8,726.15
Snow Removal	31,000.00	30,466.00
Insurance	29,750.00	33,933.76

Maintenance

Painting/Staining	41,500.00	35,825.00
Pool (All)	13,000.00	11,835.41
Maintenance (General)	19,000.00	31,183.21
Maintenance (Road & Parking Lot)	5,000.00	425.00
Maintenance (Tree Removal)	5,000.00	12,643.00
Maintenance (Repairs & Supplies)	1,000.00	311.95
Cleaning	1,250.00	-
Landscape Extras	7,500.00	11,246.44
Aeration/Liming/Fertilization	4,000.00	-
Irrigation - Non Contract	8,000.00	6,154.97
Pest Control	1,000.00	352.21
Snow Removal Extras	1,600.00	487.50

Utilities

Water/Sewer - Pool House	800.00	421.40
Water - Irrigation	9,000.00	8,389.57
Electricity	5,500.00	5,216.97

Other

Administrative	930.00	2,159.22
Postage	770.00	736.40
Photocopies	670.00	705.60
Web Site	130.00	172.83
Accounting - (Audits & Taxes)	1,650.00	1,525.00
Legal & Consulting	3,000.00	233.00
Bank Charges	100.00	42.00
Income Taxes	1,000.00	-
Ice Dams		0.00

Special

Contingency	3,500.00	0.00
Reserve Study	0.00	0.00

Total Operating Expense **337,422.00** **327,660.59**

Reserve Income Actual

Reserve Fund as of 12/31/07	102,386.13
Total Transfers from Operating	147,564.00
Total Interest Transfers	3,726.49
Conveyance Fee	590.00
Additional Contributions	0.00

Total Reserve Income **254,266.62**

Reserve Expenses

Engineering Expense	3,000.00
Roof Replacement Expense	
Pool Repair Expense	
Landscape Project Expense	0.00
Reserve Account Fees	
	0.00

Total Reserve Expenses **3,000.00**

Total Reserve Fund to Date **251,266.62**