

OPERATING BUDGET ARCHIVE (FY 2009) - Actual as of 12/31/2009

(Unaudited, for Comparison Only)

Revenue	Budget FY 2009	Actual
Operating Fees - (\$193.94 /Unit/Month)	\$ 318,840.00	318,840.00
Late Fees		4,781.61
NSF Fees		15.00
Violation Fees		50.00
Additional Key Charge		20.00

Actual Operating to Date **323,706.61**

Revenue - Other	Budget	Actual
Reserve Fees - (\$111.06 /Unit/Month)	\$ 182,580.00	182,580.00
Special Assessment		13,669.97
Interest on Reserves		4,070.23

Actual Reserve to Date **200,320.20**

Total Revenue to Date **519,956.58**

Operating Expense

Contracts

Management	32,932.00	32,928.00
Landscaping/Mulch	107,000.00	97,266.00
Trash Removal	8,400.00	8,070.22
Snow Removal	33,428.00	33,428.00
Insurance	31,275.00	30,315.20

Maintenance

Painting/Staining	30,000.00	30,830.00
Power Washing	5,000.00	8,880.00
Pool (All)	13,000.00	14,814.25
Maintenance (General)	6,000.00	10,097.51
Maintenance (Road & Parking Lot)	8,500.00	7,200.00
Maintenance (Tree Removal)	4,000.00	12,967.00
Maintenance (Repairs & Supplies)		
Landscape Extras	2,500.00	8,661.00
Aeration/Liming/Fertilization	4,000.00	
Irrigation System	6,500.00	11,162.27
Pest Control	1,000.00	96.70
Snow Removal Extras	1,500.00	38.00
Sand & Salt	0.00	212.53

Utilities

Water/Sewer - Pool House	800.00	427.77
Water - Irrigation	9,000.00	9,667.97
Electricity	6,000.00	4,756.59

Other

Administrative	1,200.00	1,000.76
Postage	750.00	1,279.86
Photocopies	700.00	1,188.63
Web Site	160.00	59.88
Accounting - (Audits & Taxes)	1,600.00	1,400.00
Legal & Consulting	2,500.00	2,292.50
Bank Charges	100.00	5.00
Taxes Payments/Refunds	1,000.00	651.54
Ice Dams		

Special

Contingency		
Reserve Study		

Total Operating Expense **318,845.00** **329,697.18**

Reserve Income	Actual
Unaudited Reserve Fund as of 12/31/08	251,266.62
Additional Reserves	39,000.00
Total Reserve Xfers to Date	182,580.00
Total Interest Xfers to Date	4,070.23

Total Current Reserve Xfers to Date **225,650.23**

Total Reserve Income **476,916.85**

Reserve Expenses

Reserve Expense - General	25,449.35
Porch/Deck Replacement Expense	60,682.79

Total Reserve Expenses to Date **86,132.14**

Total Reserve Fund to Date **390,784.71**