

**OPERATING BUDGET ARCHIVE (FY 2010) - Actual as of 12/31/2010**

(Unaudited, for Comparison Only)

Revenue	Budget FY 2009	Actual
Operating Fees - (\$193.94 /Unit/Month)	\$ 310.00	509,629.99
Late Fees		3,920.84
NSF Fees		55.00
Violation Fees		796.50
Additional Key Charge		20.00

Actual Operating to Date 514,422.33

Revenue - Other	Budget FY 2009	Actual
Reserve Fees - (\$111.07 /Unit/Month)	\$ 182,600.00	182,604.00
Special Assessment		
Interest on Reserves		2,773.83
Other Income		547.90

Actual Reserve to Date 185,925.73

Total Revenue to Date 697,026.33

**Operating Expense**

**Contracts**

Management	32,932.00	31,985.10
Landscaping/Mulch	106,820.00	106,310.40
Trash Removal	8,400.00	8,801.06
Snow Removal	33,428.00	33,428.00
Insurance	25,000.00	26,341.80

**Maintenance**

Painting/Staining	30,000.00	16,380.00
Power Washing	6,400.00	5,675.00
Pool (All)	12,000.00	11,401.98
Maintenance (General)	7,500.00	15,506.18
Maintenance (Road & Parking Lot)	3,500.00	
Maintenance (Tree Removal)	6,000.00	5,974.00
Maintenance (Repairs & Supplies)		
Cleaning		
Landscape Extras	5,500.00	11,500.00
Aeration/Liming/Fertilization	4,000.00	
Irrigation System	9,000.00	9,778.00
Pest Control	500.00	
Snow Removal Extras	1,500.00	

**Utilities**

Water/Sewer - Pool House	800.00	417.57
Water - Irrigation	9,000.00	14,819.13
Electricity	6,000.00	5,552.71

**Other**

Admin - General	1,200.00	1,717.23
Admin - Postage	900.00	864.19
Admin - Photocopies	800.00	793.77
Admin - Web Site	160.00	
Accounting - (Audits & Taxes)	1,600.00	1,650.00
Legal & Consulting	8,000.00	3,790.40
Bank Charges	100.00	10.00
Income Taxes	1,000.00	780.00
Storm Damage		6,671.16

**Special**

Contingency	5,000.00	
Reserve Study		

Total Operating Expense 327,040.00 320,147.68

Reserve Income	Actual
Unaudited Reserve Fund as of 12/31/09	390,784.71
Additional Reserves	
Total Reserve Xfers to Date	182,604.00
Total Interest Xfers to Date	2,773.83

Total Current Reserve Xfers to Date 185,377.83

Total Reserve Income 576,162.54

**Reserve Expenses**

General Expense	
Pool Renovation Expense	65,528.88
Fence Replacement Expense	3,343.50
Siding Replacement Expense	21,250.00
Deck Replacement Expense	97,175.44
Retaining Wall Replacement Expense	37,831.00

Total Reserve Expenses to Date 225,128.82

Total Reserve Fund to Date 351,033.72