

OPERATING BUDGET ARCHIVE (FY 2011) - Actual as of 12/31/2011

(Unaudited, for Comparison Only)

Revenue	Budget	Actual
Operating Fees - (\$199.98 /Unit/Month)	\$ 328,762.00	328,762.00
Late Fees		8,462.97
NSF Fees		80.00
Violation Fees		1,875.00
Additional Key Charge		

Actual Operating to Date **339,179.97**

Revenue - Other	Budget	Actual
Reserve Fees - (\$115.02 /Unit/Month)	\$ 189,098.00	189,098.00
Special Assessment		
Interest on Reserves		1,015.72
Insurance Claim Income		2,412.89

Actual Reserve to Date **192,526.61**

Total Revenue to Date **528,277.97**

Operating Expense

Contracts

Management	26,304.00	27,101.83
Landscaping/Mulch	106,820.00	106,820.00
Trash Removal	9,000.00	9,349.30
Snow Removal	33,428.00	42,535.00
Insurance	26,250.00	29,392.75

Maintenance

Painting/Staining	20,000.00	19,950.00
Power Washing	7,000.00	6,490.00
Pool (All)	12,000.00	12,510.40
Maintenance (General)	7,500.00	7,979.86
Maintenance (Road & Parking Lot)	2,500.00	800.00
Maintenance (Tree Removal)	8,500.00	1,190.00
Maintenance (Repairs & Supplies)		
Landscape Extras	5,500.00	3,632.00
Aeration/Liming/Fertilization	4,000.00	
Irrigation System	9,500.00	7,869.78
Pest Control	500.00	
Snow Removal Extras	1,500.00	332.75
Sand & Salt		

Utilities

Water/Sewer - Pool House	800.00	381.58
Water - Irrigation	9,000.00	10,322.98
Electricity	6,000.00	7,069.64

Other

Admin/Office	1,200.00	1,712.28
Postage	900.00	954.41
Photocopies	800.00	474.47
Web Site	160.00	128.83
Accounting - (Audits & Taxes)	4,000.00	3,055.40
Legal & Consulting	8,000.00	541.50
Bank Charges	100.00	50.00
Taxes Payments/Refunds	1,000.00	332.84
Storm Damage		24.00

Special

Contingency	5,000.00	0.00
Reserve Study		

Total Operating Expense **317,262.00** **301,001.60**

Reserve Income	Actual
Unaudited Reserve Fund as of 12/31/2010	350,984.00
Additional Reserves	
Total Reserve Xfers to Date	189,098.00
Total Interest Xfers to Date	1,015.72

Unaudited Reserve Income **541,097.72**

Total Current Reserve Xfers to Date **190,113.72**

Reserve Expenses

General Expense	
Pool Renovation Expense	14,981.38
Fence Replacement Expense	28,874.69
Siding Replacement Expense	41,266.05
Original Porch/Deck Replacement Expense	66,110.25
Retaining Wall Replacement Expense	27,321.04

Total Reserve Expenses to Date **178,553.41**

Unaudited Reserve Fun Net Income **362,544.31**

Reserve Fund Net Income (Current Yr) **11,560.31**