

Budget 2009

Utilities

Electric	\$ 2,100.00
Water	\$ 700.00

Sub-total Utilities \$ 2,800.00

Taxes

Late Fee	
Tax	\$ 2,010.00

Sub-total taxes \$ 2,010.00

Grounds and Maintenance Lawn Care

Mowing	\$ 34,041.00
Fertilizer	
Mulch	
Trenching	
Pruning	
Spring/Fall Cleanup	
Tax	

Sub-total lawn care \$ 34,041.00

Grounds & Maintenance Other

Repairs/Replacements	\$ 2,000.00
Pond Maintenance	\$ 1,350.00
Vacant home mowing	
annual flowers	\$ 1,000.00
landscape improvemer	
tree replacement	\$ 750.00
irrigatoin	\$ 299.00

Sub-total grounds & maintenance other \$ 5,399.00

administrative

property management	\$ 6,174.00
pm set up fee	\$ -
real estate taxes	
LCHA property insur	\$ 2,600.00
Administration	\$ 1,029.00
meeting expense/other	\$ 150.00
professional fees	\$ 1,000.00
court fees	
bank charges	
legal services	
CPA	

Sub-total administrative \$ 10,953.00

MISC

costs recurring less than yearly	\$ 1,200.00
operating reserves	\$ 2,780.65

Sub-total costs \$ 3,980.65

SUMMARY

Total Dues	\$ 66,885.00
Projected Non Payments (10%)	\$ 6,688.50
Total Income	\$ 60,196.50
Total Expenses	\$ 59,183.65
Projected Overage / (Shortfall)	\$ 1,012.85