

<b>6% Increase in Assessments</b>	Estimated Actual	Budget	Budget 2010
Description	12/31/2009	2009	Month Dues - \$50.00
Resident Assessment	\$ 598,434	\$ 735,134	\$ 781,211
Capital Contribution		-	-
Working Capital	1,000	-	-
Reserve Assessment	400	-	-
Developer Assessments	10,958	12,480	12,480
Resale Assessment	-	-	-
Interest Income	200	-	-
Other Income	2,660	-	-
Total Income	613,652	747,614	793,691
Less Allowance for Uncollectible (15%)		(112,142)	(117,182)
Adjusted Income		635,472	676,509
Building/Wall Maintenance	-	1,000	10,000
Contract Service	7,724	5,000	15,000
Tot Lot Services			5,000
Community Upgrades	-	-	-
Landscape Service	220,700	216,000	139,500
Pest Control	1,300	-	2,200
Tree Maintenance	-	-	-
Weed Control	11,200	10,000	-
Maint Expenses	240,924	232,000	171,700
Electrical Supplies	400	500	400
Irrigation Supplies	2,500	5,000	4,000
Landscape Material	-	-	-
Repair Expenses	2,900	5,500	4,400
Electric	1,900	2,000	2,500
Garbage	177,402	175,000	180,000
Street Lights	4,908	3,500	5,000
Water	32,000	90,000	70,000
Operation Expenses	216,210	270,500	257,500
Coupon Books			-
Mailings			-
Cost of Meetings			1,000
Audits/Taxes	25,000	38,000	30,000
Bank Charges	-	500	500
Insurance	14,000	14,000	7,320
Legal Services	35,000	10,000	25,000
Collection Services	-	-	5,000
Reserve Study	-	-	700
Management Service	74,400	74,400	70,800
Postage/Copies	9,788	10,000	-
Miscellaneous	3,582	5,000	5,000
G&A Expenses	161,770	151,900	145,320
Reserve Transfer	23,700	23,700	23,700
Total Expenses	645,504	683,600	602,620
Net Income	<u>\$ (31,852)</u>	<u>\$ (48,128)</u>	<u>\$ 73,889</u>

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