

Deerwood Carriage Homes  
2009 Budget

	<b>2009 Budget</b>
	<b><u>203HOMES</u></b>
<b>OPERATING INCOME</b>	
HOMEOWNER'S FEES	\$336,168.00
CAPITAL CONTRIBUTIONS	\$2,100.00
<b>GROSS OPERATING INCOME</b>	<b>\$338,268.00</b>
<b>OPERATING EXPENSES</b>	
<b>REPAIRS &amp; MAINTENANCE</b>	
MAINTENANCE	\$5,000.00
<b>TOTAL Repairs &amp; Maintenance</b>	<b>\$5,000.00</b>
<b>GROUNDS MAINTENANCE</b>	
LANDSCAPE CONTRACT	\$91,039.00
SNOW REMOVAL	\$76,000.00
LANDSCAPE - ADDITIONAL	\$20,000.00
SPRINKLER MAINTENANCE	\$13,600.00
<b>TOTAL BUILDINGS &amp; GROUNDS</b>	<b>\$200,639.00</b>
<b>UTILITIES</b>	
ELECTRICAL(IRRIGATION SYSTEM)	\$1,000.00
IRRIGATION WATER	\$30,000.00
<b>TOTAL UTILITIES</b>	<b>\$31,000.00</b>
<b>ADMINISTRATIVE EXPENSES</b>	
TAXES - PROPERTY INCOME	\$500.00
PROPERTY INSURANCE	\$3,900.00
WORKMAN'S COMPENSATION	\$900.00
POSTAGE & MINUTES	\$1,200.00
WEB SITE EXPENSE	\$1,400.00
PHOTOCOPIES	\$2,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$9,900.00</b>
<b>PROFESSIONAL FEES</b>	
AUDIT/ACCOUNTING	\$1,000.00
LEGAL - GENERAL	\$5,000.00
LEGAL - COLLECTIONS	\$5,000.00
MANAGEMENT FEES	\$19,976.00
MISCELLANEOUS EXPENSE	\$2,000.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$32,976.00</b>
<b>RESERVE</b>	
RESERVE CONTRIBUTION	\$51,541.00
RESERVE MAKE-UP	\$7,212.00
<b>TOTAL RESERVE EXPENSES</b>	<b>\$58,753.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$338,268.00</b>
<b>MONTHLY FEE</b>	<b>\$138.00</b>