

AUGUSTA : BUDGET FOR 2009

		45 UNITS	46 UNITS
Actual to	Forecast to	Budget	Budget
End 10/08	Year End	for 2008	for 2009

Code	Income				
4011	Maintenance Fees	17,100.00	17,100.00	17,100.00	18,860.00
4131	Interest Income	16.75	18.00	50.00	0.00
4135	Late Fees	79.80	80.00	0.00	20.00
4162	Funding fee	0.00	0.00	0.00	0.00
	Total Income	17,196.55	17,198.00	17,150.00	18,880.00

increased 8%

	Expenses				
6010	Bank charges	0.00	0.00	0.00	0.00
6020	Office Expenses	599.22	920.00	750.00	800.00
6100	Management Fee	2,866.51	3,452.55	3,440.00	3,517.00
6120	Tax Preparation	175.00	175.00	180.00	180.00
6210	Electric	10,158.79	12,216.87	9,050.00	12,300.00
6295	Filing Fees	61.25	61.25	62.00	62.00
6430	R&M- Roads & Grounds	0.00	0.00	300.00	0.00
6440	Pond maintenance	1,350.00	1,630.80	1,680.00	1,685.00
6520	Insurance	0.00	0.00	0.00	0.00
6530	Bad Debt	5.70	0.00	0.00	150.00
6544	Contingencies	86.59	200.00	388.00	186.00
	Total Expenses	15,303.06	18,656.47	15,850.00	18,880.00

4% inc

foreclosure mainten

	Reserves				
8520	General	1,308.82	0.00	1,300.00	0.00
	Annual Reserve	1,308.82	0.00	1,300.00	0.00

Annual Cost	16,611.88	18,656.47	17,150.00	18,880.00
Surplus/shortage	584.67	-1,458.47	0.00	0.00
Reserves	860.18	0.00		0.00

**AUGUSTA DUES TO INCREASE TO \$410 PER ANNUM DUE JANUARY 1
(8% INC FROM \$380 TO \$410)**