

**NINE EAGLES-UNIT ONE (AUGUSTA)  
ADOPTED BUDGET FOR 2010**

		<b>46 UNITS</b>		<b>50 UNITS</b>	
	<b>Actual to</b>	<b>Forecast to</b>	<b>Budget</b>	<b>Budget</b>	
	<b>End 10/09</b>	<b>Year End</b>	<b>for 2009</b>	<b>for 2010</b>	

Code	Income				
4011	Maintenance Fees	19,066.68	19,100.00	18,860.00	20,500.00
4131	Interest Income	11.64	13.00	0.00	0.00
4135	Late Fees	113.47	140.00	20.00	80.00
4162	Funding fee	200.00	400.00	0.00	400.00
	<b>Total Income</b>	<b>19,391.79</b>	<b>19,653.00</b>	<b>18,880.00</b>	<b>20,980.00</b>

	Expenses				
6010	Bank charges	0.00	0.00	0.00	0.00
6020	Office Expenses	399.54	830.00	800.00	830.00
6100	Management Fee	2,949.67	3,593.00	3,517.00	3,900.00
6120	Tax Preparation	175.00	175.00	180.00	185.00
6210	Electric	7,817.18	9,380.00	12,300.00	10,300.00
6295	Filing Fees	61.25	61.25	62.00	62.00
6430	R&M- Roads & Grounds	207.53	300.00	0.00	400.00
6440	Pond maintenance	1,400.00	1,691.20	1,685.00	1,759.00
6520	Insurance	0.00	0.00	0.00	0.00
6530	Bad Debt	0.00	380.00	150.00	410.00
	Foreclosure Maintenance	160.00	200.00		400.00
6544	Contingencies	0.00	0.00	186.00	234.00
	<b>Total Expenses</b>	<b>13,170.17</b>	<b>16,610.45</b>	<b>18,880.00</b>	<b>18,480.00</b>

operational cost inc

4% inc

new line item

	Reserves				
8520	General	0.00	0.00	0.00	2,500.00
	<b>Annual Reserve</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>

Annual Cost	13,170.17	16,610.45	18,880.00	20,980.00
Surplus/shortage	6,221.62	3,042.55	0.00	0.00
Reserves	0.00	0.00		5,000.00

**AUGUSTA DUES TO REMAIN AT \$410 PER ANNUM DUE JANUARY 1, 2010**

Adopted by Developer: Jeff Larson