

**ST. ANDREWS : ADOPTED BUDGET FOR 2009 (October 15, 2008)**

269 units

Ledger #	Income	Actual to	Forecast to	Budget	Budget	
		End of 09/08	Year End	for 2008	2009	
4011	Maintenance Fees	129,116.40	129,116.00	129,120.00	129,120.00	
4016	Newsletter Ad	395.00	395.00	250.00	250.00	
4131	Operating Interest	22.99	25.00	-		
4135	Late Fees	769.40	900.00	320.00	320.00	
4141	Reserve Interest	1,625.44	2,080.00	4,000.00	2,000.00	
	Tree Grant	2,080.00	2,080.00			
4161	Other Income	200.00	200.00			
	<b>Total Income</b>	<b>134,209.23</b>	<b>134,796.00</b>	<b>133,690.00</b>	<b>131,690.00</b>	
	<b>Expenses</b>					
6010	Bank charges	6.00	6.00			
6020	Office Expenses	9,119.91	12,376.00	6,900.00	7,800.00	
6100	Management Fee	13,073.40	17,431.20	17,458.00	18,128.00	contract inc.
6110	Legal	3,078.64	3,500.00	3,500.00	2,000.00	
6111	Legal recoverable	137.64			1,000.00	added line item
6120	Tax Preparation	175.00	175.00	180.00	180.00	
6125	Taxes	414.00	440.00	650.00	500.00	prop & fed
6210	Electric	19,178.26	25,845.00	26,500.00	27,500.00	
6230	Water	476.99	700.00	950.00	820.00	
6295	Filing Fees - Corp	61.25	62.00	62.00	62.00	
6431	Landscape Contract	11,461.80	15,308.00	15,569.00	15,500.00	
6432	R& M Sprinklers	512.50	600.00	1,200.00	900.00	repairs only
6434	Landscape -Other	505.40	2,117.00	1,500.00	1,500.00	
6430	R & M - Roads	625.60	1,600.00	2,500.00	1,000.00	
6433	Traffic Enforcement				1,500.00	
6436	Lakes Contract	3,547.00	5,000.00	5,720.00	5,600.00	
6440	R& M Lakes & Water	819.91	820.00	1,500.00	1,000.00	
6445	R&M Entrance & Signs	1,576.59	1,800.00	750.00	1,000.00	
6520	Insurance	327.74	2,300.00	3,010.00	2,950.00	
6530	Bad Debt	93.04	104.00	960.00	480.00	
6531	Newsletter Ad costs	0.00	0.00	250.00	250.00	
6532	Welcome Committee	21.85	50.00		70.00	added line item
6544	Contingency Fund	776.02	900.00	311.00	500.00	
6545	Foreclosure properties	701.41	1,000.00		1,000.00	recoverable
	<b>Total Expenses</b>	<b>66,689.95</b>	<b>92,134.20</b>	<b>89,470.00</b>	<b>91,240.00</b>	
	<b>Reserves</b>					
8510	General Reserve	45,845.44	44,220.00	44,220.00	38,450.00	
	Interest				2,000.00	
	<b>Annual Reserve</b>	<b>45,845.44</b>	<b>44,220.00</b>	<b>44,220.00</b>	<b>40,450.00</b>	
	<b>TOTAL EXPENSES</b>	<b>112,535.39</b>	<b>136,354.20</b>	<b>133,690.00</b>	<b>131,690.00</b>	
	<b>NET OPERATING</b>	<b>21,673.84</b>	<b>-1,558.20</b>	<b>0.00</b>	<b>0.00</b>	

<b>ASSESSMENT</b>			<b>480.00</b>	<b>480.00</b>
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**Status of Reserves**

<b>General Reserve Fund</b>	<b>72,035.16</b>	<b>68,405.00</b>	<b>108,855.00</b>
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2-PART PAYMENT PLAN : HALF DUES (\$240)PAYABLE FEB 1 & BALANCE DUE MAY 1, 2009 (\$240)

Capital Projects to be revisited in the future eg. irrigation of non irrigated right of ways