

WINDSOR PARK AT THE EAGLES : 2010 ADOPTED BUDGET

Adopted October 28, 2009

132 homes

132 homes

INCOME	Actual as at 09/2009	Forecast to Year End	Budget for 2009	Budget for 2010
Maintenance Fees	47,520.00	47,520.00	47,520.00	47,520.00
Interest Income Operating	17.49	23.32	-	
Interest Income Reserves	1,325.42	1,465.00	2,600.00	1,400.00
Late Fees	176.61	180.00	100.00	100.00
Total Income	49,039.52	49,188.32	50,220.00	49,020.00
EXPENSES				
Bank Charges	-	-		
Office Expenses	809.22	2,500.00	3,500.00	2,500.00
Management Fee	6,534.00	8,712.00	8,712.00	8,974.00
Legal	150.00	300.00	500.00	300.00
Tax Preparation	175.00	175.00	180.00	180.00
Taxes - Prop & Fed	279.00	300.00	400.00	300.00
Electric	8,048.92	10,700.00	11,000.00	10,900.00
Filing Fees - Corp.	61.25	61.25	62.00	62.00
R & M - Roads & Grounds	1,826.43	2,500.00	1,351.00	1,934.00
Grounds Contract	5,715.00	7,620.00	7,620.00	7,620.00
Landscape Other	490.00	490.00	700.00	500.00
R & M - Sprinklers	0.00	1,400.00	700.00	900.00
Lakes Contract	1,395.00	2,160.00	1,935.00	3,100.00
R & M - Lakes/Waterways	459.15	459.15	500.00	400.00
Insurance	2,322.87	2,322.87	2,500.00	2,500.00
Bad Debt	8.10	10.00	360.00	800.00
Committee Expenses	27.26	150.00	200.00	150.00
Total Expenses	28,301.20	39,860.27	40,220.00	41,120.00

common area swalk repairs
no inc thru 2010

added shorelines

RESERVES				
General Reserves	11,325.42	10,000.00	10,000.00	7,900.00
Total Reserve Funding	11,325.42	10,000.00	10,000.00	7,900.00
Total Annual Cost	39,626.62	49,860.27	50,220.00	49,020.00

NET OPERATING	9,412.90	-671.95	0.00	0.00
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Number of Homes Assessed	132	132	
Amount of Assessment	\$360.00	\$360.00	
	2 Pymts Feb/N	2 Pymts Feb/May	

Reserve Status	\$97,751	\$96,426	\$104,326	
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	2006	2007	2008	2009
Phase 1 Paving	98,406.25	93,918.90	109,885.00	103,250.60
Phase 2 Paving	40,150.00	38,925.00	45,542.00	41,732.00
	138,556.25	132,843.90	155,427.00	144,982.60