

Income	
Association Dues	244,090.00
Interest on Past Due	3,000.00
Collection Letter	2,100.00
Interest on Investment	1,000.00
Legal Fees	2,000.00
NSF Check Charges	50.00
Lawn Maint/Bill Back	100.00
Pool Fees	50.00
Deed Restriction/Fine	1,000.00
Total Income	253,390.00

Assessment Fees	634 x lots @\$385.00	244,090.00
Interest on Past Due		3,000.00
Collection/Late Fees		2,100.00
Interest on Investments		1,000.00
Total of All Other Income		3,200.00
Projected Income From All Sources		253,390.00
Less Delinquency of 8%		-19,527.20
Total Projected Income - 2009		233,862.80
Less Expenses - 2009		204,362.80
2009 Contribution to Reserve/Building Fund		29,500.00

Operating Expenses	
Electricity	6,700.00
Street Lights	22,000.00
Telephone	2,300.00
Water/Sewer	900.00
Total Utilities	31,900.00

Net Projected Gain/Loss		0.00
2008 EOY Fund Balance	94,357.97	
2009 Reserve/Building Fund Contributi	29,500.00	
2009 EOY Estimated Fund Balance	123,857.97	

ACC Applications	250.00
Audit/Accounting	1,600.00
Insurance - D&O	3,726.00
Insurance - TEC	8,588.18
Legal Fees - Assoc	500.00
Legal Fees - Collections	15,000.00
Legal Fees - Deed Rest.	8,000.00
Management Fees	25,094.92
Reserve Study	3,500.00
Security - Deputy	1,000.00
Surveillance Camera	1,000.00
Seminars/Dues/Subscriptions	500.00
Total Administrative	68,759.10

Building Maintenance	1,000.00
Electrical Repairs	1,000.00
Vandalism	500.00
Locksmith	500.00
Pest Control - Mosquitoes	4,000.00
Pest Control - General	200.00
Plumbing Repairs	500.00
Total General Maintenance	7,700.00

Pool - Contract	28,000.00
Pool - Furniture	250.00
Pool - Repairs	3,000.00
Pool - Supplies	500.00
Pool - Tags/ID's Registration	0.00
Playground - Repair	0.00
Playground - Other	1,000.00
Repairs & Maintenance	500.00
Signs	500.00
Tennis Ct - Maint/Rep	500.00
Total Miscellaneous Expense	34,250.00

Entrances	500.00
Landscape - Contract	21,503.70
Misc Grounds Maintenance	500.00
Sprinkler System	500.00
Shrub Replacement	500.00
Vacant lot maintenance	500.00
Total Landscaping	24,003.70

Bad Debt/Write-off	6,000.00
Bank Charges	250.00
Contingency	5,000.00
Deed Restr/CertLtrs	6,000.00
Donations	500.00
Legal Notices	2,000.00
Mailing - Legal Notices	2,000.00
Mailing - Other	200.00
Mailing - Statements	6,000.00
Meeting Expenses	250.00
Miscellaneous	500.00
New Homeowner Packets	250.00
Newsletter	2,300.00
Social	4,500.00
Neighborhood Watch	1,000.00
Yard/Month	0.00
Total Misc Operating	36,750.00

TOTAL OPERATING EXPENSES **204,362.80**

Building Fund Contribution	10,500.00
Reserve Fund Contribution	19,000.00
TOTAL FORWARD 2009	29,500.00