

West Oaks Condos Profit & Loss Budget Overview January through December 2009

	2008	2008	2008	2009
	Budget	10 mo	projected	Budget
Income				
400 · Assessment Income				
401 · Unit Assessment	150,096	118,691	145,191	150,096
402 · Garage Assessment		134	229	570
403 · Misc opening balances				
400 · Assessment Income - Other				
Total 400 · Assessment Income	150,096	118,825	145,420	150,666
411 · Assessment Interest				
421 · Late Fees		-671	-671	
431 · Penalties				
451 · Transfer Fees		100	100	200
471 · Investment Interest		1,366	1,606	1,440
499 · Uncategorized Income		1,102	1,102	
Total Income	150,096	120,721	147,556	152,306
Expense				
510 · Administration				
511 · Allocation to Reserves	26,100	21,750	26,100	26,100
512 · Allocation to garage reserves		475	570	570
513 · Bank Service Charges		305	305	
514 · Board Expense				
515 · Tax Preparation		275	275	200
516 · Taxes, Licenses, Permits	2,400	185	185	400
517 · Printing, Postage, Spcl Svcs		2,677	2,777	500
518 · Website fees		80	80	80
510 · Administration - Other				
Total 510 · Administration	28,500	25,746	30,291	27,850
520 · Association Operations				
521 · Insurance Expense	12,348	20,566	20,566	15,650
522 · Financial Review		3,850	3,850	2,000
523 · Reserve Study				
524 · Professional Management	25,884	17,770	18,980	8,060
525 · Legal Services	6,000	165	165	2,000
526 · Collection Services		3,872	3,872	
528 · Misc operations	4,560	100	100	
529 · Other Consultants	2,004			
520 · Association Operations - Other				
Total 520 · Association Operations	50,796	46,323	47,533	27,710
530 · Property Maintenance				

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531 · Building repairs	12,396	7,384	8,234	12,000
532 · Driveways, Sidewalks				
533 · Pest Control	600			
534 · Tract A/B landscape		5,000	5,000	2,000
530 · Property Maintenance - Other		-5,000	-5,000	
Total 530 · Property Maintenance	12,996	7,384	8,234	14,000
540 · Landscape Maintenance				
541 · Landscape Contract	14,232	11,860	14,232	14,659
542 · Landscape Treatments		610	610	900
543 · Backflow Testing		25	25	25
544 · Irrigation Mgmt & Repair		720	720	800
545 · Landscape Improvements			2,875	3,000
546 · Tree Pruning				
547 · Water - irrigation		2,373	3,173	3,500
549 · Misc Landscape	900	180	180	1,000
540 · Landscape Maintenance - Other				
Total 540 · Landscape Maintenance	15,132	15,768	21,815	23,884
550 · Utilities				
551 · Electricity	5,400	4,167	5,067	5,400
552 · Garbage	9,660	8,329	9,979	9,900
553 · Water & Sewer	21,600	15,969	19,169	19,200
550 · Utilities - Other				
Total 550 · Utilities	36,660	28,465	34,215	34,500
570 · Construction Defect Project				
571 · Allocation to C.D. reserves				10,000
581 · Allocation to operating balance				10,000
591 · Contingency	6,012			
Total Expense	150,096	123,687	142,089	147,944
Net Income	0	-2,965	5,468	4,362