

G/L Account	CATEGORY	Actual 2008	Approved 2009	Projected 2009	Draft 2010
	INCOME				
30100	ASSESSMENT INCOME	\$ 1,115,580	\$ 1,181,399	\$ 1,181,399	\$ 1,171,947
30171	HOMEOWNERS' LATE FEES	\$ 7,600	\$ 6,000	\$ 7,620	\$ 7,000
30221	NEWSLETTER ADVERTISING	\$ 2,330	\$ 3,000	\$ 2,990	\$ 3,000
30260	MISCELLANEOUS INCOME	\$ 3,671	\$ 7,342	\$ 2,510	\$ 3,000
30270	INTEREST INCOME-UNRESTRICTED	\$ 818	\$ 2,000	\$ 326	\$ 1,000
30275	INTEREST INCOME-RESTRICTED *	\$ 2,683	\$ 4,000	\$ 90	\$ 1,000
30310	DISCLOSURE PACKET INCOME	\$ 600	\$ 1,000	\$ 500	\$ 750
30500	Deferred Tax Benefit	\$ 7,222			
30290	Bad Debt Recovery	\$ 4,913			
	TOTAL	\$ 1,145,417	\$ 1,200,741	\$ 1,195,435	\$ 1,186,697
	ADMINISTRATIVE EXPENSES				
50400	BAD DEBTS	\$ -	\$ 3,500	\$ 2,490	\$ 3,500
51000	TELEPHONE/COMMUNICATION	\$ 3,779	\$ 2,500	\$ 3,624	\$ 3,800
51020	POSTAGE	\$ 914	\$ 1,500	\$ 1,115	\$ 1,500
51030	OFFICE EXPENSE & EQUIPMENT	\$ 7,798	\$ 5,000	\$ 9,000	\$ 8,000
51031	PRINTING	\$ 6,585	\$ 5,000	\$ 2,566	\$ 4,000
51050	TRAINING	\$ -	\$ -	\$ -	\$ -
51090	LEGAL FEES	\$ 15,118	\$ 14,000	\$ 14,500	\$ 15,000
51092	LEGAL FEE RECOUPMENT	\$ (3,483)	\$ (5,000)	\$ (6,000)	\$ (5,000)
51110	AUDIT AND ACCOUNTING	\$ 4,900	\$ 5,500	\$ 5,500	\$ 5,500
51120	MANAGEMENT FEE	\$ 54,825	\$ 56,475	\$ 52,326	\$ 51,818
51125	MANAGEMENT SCHEDULE B	\$ 2,821	\$ 3,000	\$ 2,800	\$ 3,000
51330	RECORDING SECRETARY	\$ 2,560	\$ 2,000	\$ 2,000	\$ 2,000
51043	PAYROLL	\$ 20,986	\$ 25,000	\$ 25,000	\$ 25,000
51200	BANK CHARGES-OPERATING	\$ 993	\$ 1,500	\$ 800	\$ 1,000
51276	CIVIC COORDINATING	\$ -	\$ -	\$ -	\$ -
51500	OTHER ADMINISTRATION EXP.	\$ 356	\$ 300	\$ 300	\$ 300
	TOTAL ADMINISTRATIVE EXPENSES	\$ 118,152	\$ 120,275	\$ 116,021	\$ 119,418
	MAINTENANCE EXPENSES				
61026	CONTRACT PAINTING	\$ 130,340	\$ 140,000	\$ 130,340	\$ 140,000
61050	OFFICE CLEANING	\$ 200	\$ 250	\$ 250	\$ 250
61180	LAWN SERVICE CONTRACT	\$ 85,641	\$ 88,450	\$ 87,540	\$ 86,000
61181	SEED, SOD, AND MULCH, TOPSOIL	\$ 877	\$ 2,500	\$ 2,000	\$ 2,500
61560	LANDSCAPE ENHANCEMENTS	\$ 33	\$ 4,000	\$ 1,000	\$ 3,000
61188	TREE SERVICES	\$ 25,963	\$ 40,000	\$ 65,000	\$ 40,000
61195	TOT LOT MAINTENANCE	\$ 2,484	\$ 2,500	\$ 2,000	\$ 2,500
61199	LAMP REPAIRS/GAS CONVERSION	\$ 1,092	\$ 1,000	\$ 200	\$ 1,000
61200	EXTERIOR REPAIRS-BUILDINGS	\$ 1,740	\$ 8,000	\$ 10,000	\$ 8,000
61201	EQUIPMENT REPAIR & MAINT.	\$ 1,756	\$ 750	\$ 3,000	\$ 2,500
61208	EQUIPMENT RENTAL	\$ 13,343	\$ 5,000	\$ 4,000	\$ 4,500
61250	TRASH SERVICE	\$ 90,956	\$ 93,000	\$ 93,660	\$ 93,000
61251	BULK TRASH SERVICE	\$ 1,771	\$ 1,800	\$ 1,500	\$ 1,800
61286	BUILDING MATERIALS	\$ 25,004	\$ 20,000	\$ 20,000	\$ 22,000

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61431	PT LABOR	\$ 3,680	\$ 3,000	\$ 12,000	\$ -
61420	MAINTENANCE PAYROLL	\$ 78,872	\$ 72,000	\$ 72,000	\$ 105,000
61460	ROOF & GUTTER REPAIRS	\$ 2,500	\$ 3,000	\$ 3,000	\$ 2,000
61581	SNOW REMOVAL	\$ -	\$ 6,000	\$ 4,433	\$ 6,000
61700	DRAINAGE	\$ 4,079	\$ 3,000	\$ 2,000	\$ 3,000
61570	LANDSCAPE ENHANCEMENTS	\$ -			
	TOTAL MAINTENANCE EXPENSES	\$ 470,331	\$ 494,250	\$ 513,923	\$ 523,050
	UTILITIES & OTHER EXPENSES				
71023	GAS FOR LAMPS	\$ 4,856	\$ 5,000	\$ 3,700	\$ 5,000
71026	FUEL AND OIL	\$ 4,173	\$ 3,000	\$ 4,000	\$ 4,000
71032	ELECTRICITY FOR LAMPS	\$ 7,392	\$ 8,845	\$ 7,800	\$ 8,500
71033	OFFICE UTILITIES	\$ 2,511	\$ 2,500	\$ 2,200	\$ 2,500
71050	GEN. LIAB./OFF./DIR. INSURANCE	\$ 5,193	\$ 5,500	\$ 6,850	\$ 7,000
71140	INCOME TAXES	\$ -	\$ 3,500	\$ -	\$ -
71143	PERSONAL PROPERTY TAXES	\$ 422	\$ 350	\$ 350	\$ 350
71031	Light Reimbursement To Owners	\$ -		\$ 51	\$ 102
81015	Bank Loan	\$ 2,160			
81000	Depreciation	\$2,504.00			
	TOTAL UTILITIES & OTHER EXPENSES	\$ 29,211	\$ 28,695	\$ 24,951	\$ 27,452
	TOTAL ADMINISTRATIVE, MAINTENANCE, UTILITIES & OTHER EXPENSES	\$617,694	\$643,220	\$654,895	\$669,920
	Net Before Reserves (Income less all expenses)	\$ 527,723	\$ 557,521	\$ 540,540	\$ 516,777
	Total To Reserves	\$ 385,304	\$ 550,179	\$ 550,179	\$ 550,179
	Special Project Fund	\$ 101,739		\$ 17,362.00	\$ -
	Net Income/Loss	\$ -			
	Comprehensive Income (Loss)	\$ 40,680	\$ 7,342	\$ (27,001)	\$ (33,402)
	CAPITAL ACCOUNTS:				
25534	TOT LOT				0%
25548	ROOF				25%
25591	EQUIPMENT				2%
25650	ROAD & SIDEWALK				50%
25687	WALLS				18%
25688	STOOP REPLACEMENT				5%
25689	BEAUTIFICATION				0%