

PHEASANT HOLLOW CONDOMINIUM ASSOCIATION

2009 PROPOSED BUDGET

	2008 <u>BUDGET</u>	2008 <u>FINAL PRIOR</u> TO AUDIT 12/31/08	2009 <u>PROPOSED</u>
<u>OPERATING INCOME</u>			
Maintenance Fee	202,498	203,098	202,498
Late Fee Income	600	12,679	600
TOTAL OPERATING INCOME	203,098	215,777	203,098
Less Exterior Reserves	-4,800	-4,800	-4,800
<u>Less Roof Replace Res.</u>	<u>-7,200</u>	<u>-7,200</u>	<u>-7,200</u>
Net Operating Income	191,098	203,777	191,098
<u>EXPENSES</u>			
Accounting & Tax Preparat:	2,500	4,538	2,500
Bad Debt Allowance	4,975	30,372	4,975
Corporate Filing Fee	62	61	62
Exterior Pest Control	1,400	0	0
Fire Safety Protection	0	268	275
HRCA- Common Area Maint	41,851	41,852	47,741
Insurance	49,000	59,328	62,000
Legal	1,000	2,700	1,000
Miscellaneous Expense	250	2,370	250
Pool Maintenance	9,600	10,916	9,600
Postage	0	122	125
Printing	500	551	500
Grounds & Landscaping	9,600	143	1,270
Repair & Replace Sprinkle:	2,400	0	0
Utilities - Electric	7,000	6,798	7,000
Utilities - Water	29,760	24,648	25,000
Utilities - Sewer	31,200	28,800	28,800
<u>Contingency</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENSES	191,098	213,467	191,098

	2008 <u>BUDGET</u>	2009 <u>PROPOSED</u>
Units:		
Common Area Exp	87.19	99.46
Maint Expenses	310.93	298.66
Reserve Fund-Exterior	10.00	10.00
Reserve Fund-Roof	<u>15.00</u>	<u>15.00</u>
Total Monthly	423.12	423.12
Quarterly Fee	1,269.36	1,269.36