

**WEATHERWOOD HOA
2010 BUDGET
1/1/2010 THRU 12/31/2010**

Adopted: November 9, 2009		2009	2009	2010	2010
REVENUE		YEARLY	ESTIMATED	YEARLY	MONTHLY
		BUDGET	YEAR-END	BUDGET	BUDGET
3100	2010 MAINTENANCE FEES - 125 Units @ \$80/Q			\$39,996	\$3,333
3100	2009 MAINTENANCE FEES - 125 Units @ \$80/Q	\$39,996	\$39,996		
3106	LATE CHARGES		\$2,060		
3400	CHECKING INTEREST		\$100		
3500	RESERVE INTEREST		\$45		
3900	OTHER INCOME		\$100		
3910	LEGAL RECOVERY		\$1,143		
TOTAL REVENUE		\$39,996	\$43,444	\$39,996	\$3,333
EXPENSES					
ADMINISTRATIVE & PROFESSIONAL					
4006	MANAGEMENT & ACCOUNTING	\$11,748	\$11,744	\$12,096	\$1,008
4014	OFFICE EXPENSES	\$2,808	\$2,808	\$3,000	\$250
4050	LICENSES & FEES	\$60	\$61	\$60	\$5
4074	AUDIT/CPA FEES	\$288	\$275	\$300	\$25
4075	LEGAL	\$3,096	\$4,000	\$4,056	\$338
4091	INSURANCE - General Liability	\$5,196	\$3,661	\$3,840	\$320
4093	INSURANCE - D & O	\$1,404	\$1,171	\$1,224	\$102
Sub-Total		\$24,600	\$23,720	\$24,576	\$2,048
MAINTENANCE					
6900	CONTINGENCY	\$2,856	\$300	\$3,000	\$250
Sub-Total		\$2,856	\$300	\$3,000	\$250
UTILITIES					
7001	ELECTRICITY - Street Lights, Entrance, & Irr. Timer	\$10,704	\$10,478	\$10,800	\$900
7011	WATER	\$456	\$150	\$240	\$20
Sub-Total		\$11,160	\$10,628	\$11,040	\$920
TOTAL OPERATING EXPENSES		\$38,616	\$34,648	\$38,616	\$3,218
RESERVES					
9120	ROAD PAVING	\$1,380	\$1,380	\$1,380	\$115
TOTAL EXPENSES & RESERVES		\$39,996	\$36,028	\$39,996	\$3,333
*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.					

**WEATHERWOOD HOA
2010 BUDGET - RESERVE SCHEDULE**

RESERVE ITEM	REPLACEMENT COST	USEFUL LIFE	REMAINING LIFE	1/1/2009 FUND BAL.	2009 FUNDING	2009 EXPENSES	12/31/2009 FUND BAL.	2010 FUNDING
2304-ROAD PAVING	\$27,300	20	15	\$5,210	\$1,395	\$0	\$6,605	\$1,380

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