

WOODWINDS 2009 BUDGET – APPROVED

	2008	2,009	NOTES
INCOME			
Assessments			
40000 - Assessments	547,632	555,732	
Total Assessments	547,632	555,732	
Other			
42000 - Move-In Fee	1,200	0	Move-in Fee abolished
46550 - Late Charges	3,000	7,200	30 per month
46450 - Interest (Operating)	0	570	0.2% on \$35k in checking, 2% on 25K in MM
???? - Interest (Reserves)	6,000	10,000	2.5% on \$400,000
46600 - Compliance Assessments		400	2008 actuals
46700 - Miscellaneous	400	400	2008 actuals
46800 - Legal Fee Reimbursement		2,000	50% of Legal Fees (Collections)
???? - Excess 2008 Operating Funds		17,500	
Total Other	10,600	38,070	
TOTAL INCOME	558,232	593,802	
EXPENSES			
All Unit Type Expenses			
Administrative			
50700 - Legal Fees (General)	1,000	2,000	2008 actuals split betw general & collections
???? - Legal Fees (Collections)	0	4,000	2008 actuals split betw general & collections
51031 - Recording Secretary	500	260	For annual meeting only
51110 - Audit/Tax Preparation	2,100	2,205	5% increase
51120 - Management Contract	35,000	36,038	3.5% increase, 1.5% fuel charge in 6 months
51121 - Other Management Fees	0	721	2 community mailings, store 4 boxes
54102 - Miscellaneous	4,000	600	Misc split betw Misc, Postage, Print/Copy
???? - Postage	0	500	Misc split betw Misc, Postage, Print/Copy
???? - Printing/Copying	0	3,000	Misc split betw Misc, Postage, Print/Copy
68001 - State Taxes	1,200	980	2008 actual split between VA and Federal
68001 - Federal Taxes	0	980	2008 actual split between VA and Federal
Total Administrative	43,800	51,284	
Community Expenses			
56000 - Master Hazard Insurance	29,000	29,000	2008 actuals
56005 - Water/Sewer	35,000	35,000	2008 actuals
56010 - Electricity - Exterior Lighting	8,800	10,000	
56020 - Grounds Maintenance Contract	28,602	29,964	2009 contract
56030 - Landscaping	22,000	22,000	
56040 - Tree Care	7,000	7,000	
56050 - Bird Sanctuary	300	300	
56055 - Trash Removal	28,000	31,224	2009 Landfill increases
56060 - Snow Removal	8,000	10,000	
56067 - Janitorial Contract	3,540	3,650	3% increase
56070 - Lighting Supplies/Labor	1,000	300	decrease based on 2008 actuals
56075 - Pest Control	3,000	2,000	decrease based on 2008 actuals
56080 - General Maintenance	28,000	36,000	increase based on 2008 actuals
???? - Plumbing	0	0	
56085 - Water Leaks	32,000	28,000	decrease based on 2008 actuals
56090 - Unanticipated Expenses	4,430	0	
Total Community Expenses	238,672	244,438	
Total All Unit Type Expenses	282,472	295,722	
Patio Home Expenses			
???? - Plumbing	0	0	
Total Patio Home Expenses	0	0	
Garden Style Expenses			
57000 - Electricity - Stairways	6,800	4,000	Decrease - CFL rebulbing
57010 - Gas	27,000	37,200	12% increase
???? - Stairway General Maintenance		4,000	
57020 - Janitorial Contract	14,160	14,580	3% increase
57025 - Stairway Carpet Cleaning	2,500	2,500	
57030 - Stairway Window Cleaning	3,000	3,000	
57035 - Lighting Supplies/Labor	6,000	1,500	Decrease - CFL rebulbing
57040 - Plumbing	15,000	0	Split into two new lines items
???? - Plumbing (Boilers)		2,000	
???? - Plumbing (Common pipes)		12,000	2008 actuals
Total Garden Style Expenses	74,460	80,780	
Townhome Expenses			
58000 - Chimney Inspection	900	900	
???? - Plumbing	0	0	
Total Townhome Expenses	900	900	
TOTAL EXPENSES	357,832	377,402	
Net Ordinary Income	200,400	216,400	
Reserves			
80000 - Reserve Contributions	200,400	206,400	Contribution per 2007 Reserve Study
???? - Reinvested Interest	0	10,000	2.5% on \$400,000
Total Reserves	200,400	216,400	
Net Income	0	0	