

WOODWINDS 2010 BUDGET (Approved November 17, 2009)

	2008 Actual	2009 Budget	2009 Projected	2010 Proposed	NOTES
INCOME					
Assessments					
40000 - Assessments	547,632	555,732	555,732	573,288	
Total Assessments	547,632	555,732	555,732	573,288	
Other					
00000 - Excess 2008 Oper Funds		17,500	17,500		
46550 - Late Charges	7,310	7,200	3,000	3,000	2009 projected
46551 - Interest (Operating)		570	450	450	2009 projected
46552 - Interest (Reserves)	7,406	10,000	6,400	3,000	reserve balances down from 2009
46660 - Compliance Assessments	250	400	750	500	
46700 - Miscellaneous	4,593	400	415	415	2009 projected
46800 - Legal Fee Reimbursement	1,798	2,000	1,100	2,000	new lawyer more effective?
Total Other	21,357	38,070	29,615	9,365	
TOTAL INCOME	568,989	593,802	585,347	582,653	
EXPENSES					
All Unit Type Expenses					
Administrative					
51120 - Management Contract	33,228	36,038	35,770	37,014	per draft 2010 contract
51121 - Other Management Fees	1,586	721	3,080	3,624	5 community mailings, store 4 boxes, 24 delinquency notices/month
51110 - Audit/Tax Preparation	2,075	2,205	5,525	3,500	per signed engagement letter
50700 - Legal Fees (General)	6,682	2,000	1,000	1,457	
50760 - Legal Fees (Collections)	829	4,000	3,000	3,500	
51031 - Recording Secretary		260	200	220	for annual meeting only
54102 - Miscellaneous	3,276	600	500	500	2009 projected
54110 - Postage		500	750	750	2009 projected
54115 - Printing/Copying		3,000	880	880	2009 projected
68000 - Taxes	1,960	1,960	1,800	1,950	
Total Administrative	49,636	51,284	52,505	53,395	
Community Expenses					
56000 - Master Hazard Insurance	23,595	29,000	24,067	24,067	estimate per agent
56005 - Water/Sewer	29,812	35,000	35,000	35,000	2009 projected
56010 - Electricity - Exterior Lighting	9,361	10,000	9,400	9,600	
56020 - Grounds Maint Contract	28,802	29,964	30,336	30,336	signed contract
56030 - Landscaping	453	22,000	24,400	22,000	
56040 - Tree Care	300	7,000	16,000	4,000	significant work done in 2009, 2010 minimal
56050 - Bird Sanctuary	299	300	250	250	
56055 - Trash Removal	29,763	31,224	31,130	26,784	AAA renewal price quote
56060 - Snow Removal	3,741	10,000	10,000	11,000	
56065 - Janitorial	3,470	3,650	3,528	3,528	2009 projected
56070 - Lighting Supplies/Labor	1,744	300	2,200	2,200	2009 projected
56075 - Pest Control	1,713	2,000	1,200	1,400	decrease based on 2009 actuals
56080 - General Maintenance	27,452	36,000	50,000	32,000	\$17K of 2009 spending for repair and painting proposal
56082 - Plumbing	11,968	0	0	1	placeholder amount
56085 - Water Leaks	27,588	28,000	36,000	31,000	some savings from renovating 12 balconies
Total Community Expenses	200,061	244,438	273,511	233,166	
Total All Unit Type Expenses	249,697	295,722	326,016	286,561	

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Garden Style Expenses					
57000 - Electricity - Stairways	5,296	4,000	6,000	6,000	2009 projected
57010 - Natural Gas	28,333	37,200	20,500	18,500	natural gas prices falling
57015 - Stairway General Maintenance		4,000	4,000	5,000	
57020 - Janitorial	13,878	14,580	14,140	14,140	2009 projected
57025 - Stairway Carpet Cleaning		2,500	1,000	2,500	
57030 - Stairway Window Cleaning		3,000	0	2,000	
57035 - Lighting Supplies/Labor	2,982	1,500	3,600	3,600	2009 projected
57045 - Plumbing (Boilers)	12,358	2,000	2,400	3,000	
57050 - Plumbing (Common pipes)		12,000	24,000	25,000	
Total Garden Style Expenses	62,847	80,780	75,640	79,740	
Townhome Expenses					
58000 - Chimney Inspection	625	900	750	750	2009 projected
58040 - Plumbing	0	0	0	1	placeholder amount
Total Townhome Expenses	625	900	750	751	
Patio Home Expenses					
59040 - Plumbing	0	0	0	1	placeholder amount
Total Patio Home Expenses	0	0	0	1	
TOTAL EXPENSES	313,169	377,402	402,406	367,053	
Net Ordinary Income	255,820	216,400	182,941	215,600	
Reserves					
80000 - Reserve Contributions	200,400	206,400	206,400	212,600	required contribution per 2007 Reserve Study
80050 - Reinvested reserves		10,000	6,400	3,000	
Total Reserves	200,400	216,400	212,800	215,600	
Net Income	55,420	0	(29,859)	0	

Woodwinds 2010 Monthly Fees

The following table presents the monthly fees for 2010. To use this table, find your Unit ID in the top row. (If you do not know your Unit ID, find your current monthly fee in the second row.) Then read down that column to find the 2010 fee for that unit type.)

The last four rows of this table show ownership percentage, square footage, and cost per square foot in 2009 and 2010. Patio homes (Unit IDs 2A and 2B) and town homes (3A, 3B, and 3C) have a lower cost per square foot than do garden style units (2C through 2H). This is because the \$79,740 in budgeted garden style unit costs are distributed only to the garden style units in calculating fees.

The fee increase from 2009 to 2010 is approximately 4%. In 2010, the budget for operating costs has been decreased \$10,349. However, in 2009 the budgeted operating expenses were partially offset by \$17,500 in excess operating funds carried forward from 2008, which reduced the amount that needed to be funded through assessments. In 2010 there is no such offset. The 2010 contribution to reserves is \$212,600, a 3% increase, as called for in the reserve study completed in 2007.

Unit ID	2A	2B	2C	2D	2E	2F	2G	2H	3A	3B	3C
2009 Fee	249	254	318	310	339	331	319	340	356	359	361
2010 Fee	259	264	327	319	349	341	328	350	369	372	375
Ownership Percentage	0.6300	0.6426	0.6393	0.6235	0.6825	0.6666	0.6415	0.6847	0.8934	0.9011	0.9076
Square Footage	1153	1176	1170	1141	1249	1220	1174	1253	1635	1649	1661
Cost per Square Ft 2009	0.22	0.22	0.27	0.27	0.27	0.27	0.27	0.27	0.22	0.22	0.22
Cost per Square Ft 2010	0.22	0.22	0.28	0.28	0.28	0.28	0.28	0.28	0.23	0.23	0.23

October 31, 2009

ADDRESS	FLOOR PLAN	2009 MONTHLY FEE
GreenWatch 2100 100	2F	341
GreenWatch 2100 101	2H	350
GreenWatch 2100 200	2D	319
GreenWatch 2100 201	2G	328
GreenWatch 2100 300	2D	319
GreenWatch 2100 301	2G	328
GreenWatch 2102 100	2F	341
GreenWatch 2102 101	2E	349
GreenWatch 2102 200	2D	319
GreenWatch 2102 201	2C	327
GreenWatch 2102 300	2D	319
GreenWatch 2102 301	2C	327
GreenWatch 2104 100	2F	341
GreenWatch 2104 101	2E	349
GreenWatch 2104 200	2D	319
GreenWatch 2104 201	2C	327
GreenWatch 2104 300	2D	319
GreenWatch 2104 301	2C	327
GreenWatch 2106 100	2F	341
GreenWatch 2106 101	2E	349
GreenWatch 2106 200	2D	319
GreenWatch 2106 201	2C	327
GreenWatch 2106 300	2D	319
GreenWatch 2106 301	2C	327
GreenWatch 2108 100	2F	341
GreenWatch 2108 101	2E	349
GreenWatch 2108 200	2D	319
GreenWatch 2108 201	2C	327
GreenWatch 2108 300	2D	319
GreenWatch 2108 301	2C	327
GreenWatch 2110 100	2H	350
GreenWatch 2110 101	2F	341
GreenWatch 2110 200	2G	328
GreenWatch 2110 201	2D	319
GreenWatch 2110 300	2G	328
GreenWatch 2110 301	2D	319
GreenWatch 2112 100	2F	341
GreenWatch 2112 101	2H	350
GreenWatch 2112 200	2D	319
GreenWatch 2112 201	2G	328
GreenWatch 2112 300	2D	319
GreenWatch 2112 301	2G	328
GreenWatch 2114 100	2F	341
GreenWatch 2114 101	2E	349
GreenWatch 2114 200	2D	319
GreenWatch 2114 201	2C	327
GreenWatch 2114 300	2D	319
GreenWatch 2114 301	2C	327
GreenWatch 2116 100	2F	341

GreenWatch 2116 101	2E	349
GreenWatch 2116 200	2D	319
GreenWatch 2116 201	2C	327
GreenWatch 2116 300	2D	319
GreenWatch 2116 301	2C	327
GreenWatch 2118 100	2F	341
GreenWatch 2118 101	2E	349
GreenWatch 2118 200	2D	319
GreenWatch 2118 201	2C	327
GreenWatch 2118 300	2D	319
GreenWatch 2118 301	2C	327
GreenWatch 2120 100	2F	341
GreenWatch 2120 101	2E	349
GreenWatch 2120 200	2D	319
GreenWatch 2120 201	2C	327
GreenWatch 2120 300	2D	319
GreenWatch 2120 301	2C	327
GreenWatch 2122 100	2H	350
GreenWatch 2122 101	2F	341
GreenWatch 2122 200	2G	328
GreenWatch 2122 201	2D	319
GreenWatch 2122 300	2G	328
GreenWatch 2122 301	2D	319
Ivystone 11600	2B	264
Ivystone 11602	3B	372
Ivystone 11604	3A	369
Ivystone 11606	3A	369
Ivystone 11608	3C	375
Ivystone 11610	2A	259
Ivystone 11612 100	2F	341
Ivystone 11612 101	2H	350
Ivystone 11612 200	2D	319
Ivystone 11612 201	2G	328
Ivystone 11612 300	2D	319
Ivystone 11612 301	2G	328
Ivystone 11614 100	2F	341
Ivystone 11614 101	2E	349
Ivystone 11614 200	2D	319
Ivystone 11614 201	2C	327
Ivystone 11614 300	2D	319
Ivystone 11614 301	2C	327
Ivystone 11616 100	2H	350
Ivystone 11616 101	2F	341
Ivystone 11616 200	2G	328
Ivystone 11616 201	2D	319
Ivystone 11616 300	2G	328
Ivystone 11616 301	2D	319
Ivystone 11618 100	2F	341
Ivystone 11618 101	2H	350
Ivystone 11618 200	2D	319
Ivystone 11618 201	2G	328
Ivystone 11618 300	2D	319

Ivystone 11618 301	2G	328
Ivystone 11620 100	2H	350
Ivystone 11620 101	2F	341
Ivystone 11620 200	2G	328
Ivystone 11620 201	2D	319
Ivystone 11620 300	2G	328
Ivystone 11620 301	2D	319
Ivystone 11622	2B	264
Ivystone 11624	3B	372
Ivystone 11626	3A	369
Ivystone 11628	3A	369
Ivystone 11630	3C	375
Ivystone 11632	2A	259
Ivystone 11634	2B	264
Ivystone 11636	3B	372
Ivystone 11638	3A	369
Ivystone 11640	3A	369
Ivystone 11642	3C	375
Ivystone 11644	2A	259
Ivystone 11646	2B	264
Ivystone 11648	3B	372
Ivystone 11650	3A	369
Ivystone 11652	3A	369
Ivystone 11654	3C	375
Ivystone 11656	2A	259
Windbluff 11600	3A	369
Windbluff 11601	3A	369
Windbluff 11602	3C	375
Windbluff 11603	3B	372
Windbluff 11604	2A	259
Windbluff 11605	2B	264
Windbluff 11606	2B	264
Windbluff 11607	2A	259
Windbluff 11608	3B	372
Windbluff 11609	3C	375
Windbluff 11610	3A	369
Windbluff 11611	3A	369
Windbluff 11612	3A	369
Windbluff 11613	3A	369
Windbluff 11614	3C	375
Windbluff 11615	3B	372
Windbluff 11616	2A	259
Windbluff 11617	2B	264

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