

**BLUE RIVER RUN
APPROVED BUDGET
OCT 2007 - SEPT 2008**

	BOARD					
	9 MONTH ACTUAL 10/06-06/07	APPROVED BUDGET 10/06-9/07 TOTAL	ESTIMATED ANNUAL 10/06-09/07	BUDGET 10/07-09/08 81 UNITS TOWNHOUSE	BUDGET 10/07-09/08 30 UNITS S/F LOTS	APPROVED BUDGET 10/07-9/08 TOTAL
OPERATING INCOME						
501 OPERATING DUES	179,114.94	235,835.00	238,820.00	229,392.00	1) 5,469.25	1) 234,861.25
DUES INCREASE	-	2,985.00	-	-	2) -	2) -
503 LATE FEES	460.00	600.00	660.00	500.00	100.00	600.00
508 MAIL BOX INCOME	(320.00)	-	(320.00)	100.00	300.00	400.00
521 INTEREST INCOME	1,359.79	1,200.00	2,000.00	1,960.00	40.00	2,000.00
TOTAL INCOME	180,614.73	240,620.00	241,160.00	231,952.00	5,909.25	237,861.25
OPERATING EXPENSE						
601 LEGAL	-	-	-	-	-	-
602 ACCOUNTING	375.00	375.00	375.00	4,900.00	100.00	5,000.00
603 BAD DEBT EXPENSE	(79.53)	-	(79.53)	-	-	-
604 BILL 89 COMPLIANCE	-	200.00	200.00	-	-	-
607 MEETING COSTS	21.51	1,500.00	1,000.00	730.00	270.00	1,000.00
611 MANAGEMENT FEES	52,949.97	70,600.00	70,600.00	71,955.52	1,468.48	73,424.00
621 INSURANCE	16,913.51	28,000.00	20,020.85	18,271.16	372.88	18,644.04
662 WATER & SEWER	35,045.90	53,000.00	53,000.00	53,000.00	-	53,000.00
663 IN-UNIT AMENITIES	13,841.40	18,375.00	17,000.00	17,000.00	-	17,850.00
665 TRASH REMOVAL	7,432.69	8,000.00	9,000.00	6,935.00	2,565.00	9,500.00
666 SNOW REMOVAL	7,482.00	12,000.00	7,482.00	12,000.00	-	12,000.00
667 SECURITY AND FIRE SAFETY	-	1,000.00	1,000.00	1,000.00	-	1,000.00
669 ELECTRIC	905.09	1,100.00	1,200.00	1,200.00	-	1,200.00
671 GENERAL BLDG MTCE	1,366.66	3,000.00	3,000.00	3,500.00	-	3,500.00
672 PLUMBING & HEATING	-	1,000.00	750.00	1,000.00	-	1,000.00
673 SUPPLIES AND MATERIALS	36.37	-	-	-	-	-
675 GROUNDS & PARKING	2,035.27	5,000.00	5,000.00	5,500.00	-	5,500.00
676 ROOF REPAIRS	78.50	750.00	750.00	2,000.00	-	2,000.00
678 ROOF SNOW REMOVAL	1,243.50	1,000.00	1,243.50	1,200.00	-	1,200.00
679 LANDSCAPING	20,647.50	30,000.00	30,000.00	29,400.00	600.00	30,000.00
TOTAL EXPENSES	160,295.34	234,900.00	221,541.82	229,591.68	5,376.36	235,818.04
CONTINGENCY PROFIT/LOSS	20,319.39	5,720.00	19,618.18	2,360.32	532.89	2,043.21
REPLACEMENT RESERVE INCOME						
511 MAJOR MAINT. RESERVE	41,373.81	43,225.00	55,165.00	57,348.00	1) 1,775.75	1) 59,123.75
DUES INCREASE	-	11,940.00	-	9,720.00	2) -	2) 9,720.00
522 REP. RESERVE INTEREST	773.32	750.00	1,000.00	980.00	20.00	1,000.00
712 SPECIAL ASSESSMENT	-	-	-	-	-	-
TOTAL INCOME	42,147.13	55,915.00	56,165.00	68,048.00	1,795.75	69,843.75
REPLACEMENT RESERVE EXPENSE						
811 SIDING REPLACE & REPAIR	9,245.00	30,117.00	36,800.00	13,000.00	-	13,000.00
812 ROOF	5,974.00	5,000.00	7,000.00	5,000.00	-	5,000.00
813 PLUMBING AND HEATING	-	-	-	-	-	-
814 FENCING	-	-	-	6,978.80	2,581.20	9,560.00
815 ASPHALT	(1,180.00)	-	(1,180.00)	-	-	-
819 CONCRETE REPLACEMENT	-	-	2,010.00	2,250.00	-	2,250.00
821 LANDSCAPING	-	-	-	-	-	-
TOTAL EXPENSE	14,039.00	35,117.00	44,630.00	27,228.80	2,581.20	29,810.00
PROFIT (LOSS)	28,108.13	20,798.00	11,535.00	40,819.20	(785.45)	40,033.75

TH 98% / SF 2%
TH 73% / SF 27%

DUES CALCULATIONS						
	# Units	Amount	# Payments/Yr	Total	% Increase	
Townhome/Duplex Units						
Existing Dues	81	\$ 295.00	12	\$ 286,740.00		
Dues Increase	81	\$ 10.00	12	\$ 9,720.00	3.390%	
Total		305.00		\$ 296,460.00		
Single Family Homes						
Existing Dues	30	\$ 241.50	1	\$ 7,245.00		
Dues Increase	30	\$ -	1	\$ -	0.000%	
Total		241.50		\$ 7,245.00		

DUES ALLOCATIONS						
	% to Operating	Amount	% to Reserve	Amount	Total	
Townhome/Duplex Units						
#1 Existing Dues	80.00%	\$ 229,392.00	20.00%	\$ 57,348.00	\$ 286,740.00	
#2 Dues Increase	0.00%	\$ -	100.00%	\$ 9,720.00	\$ 9,720.00	
Total		\$ 229,392.00		\$ 67,068.00	\$ 296,460.00	
Single Family Homes						
#1 Existing Dues	75.49%	\$ 5,469.25	24.51%	\$ 1,775.75	\$ 7,245.00	
#2 Dues Increase	100.00%	\$ -	0.00%	\$ -	\$ -	
Total		\$ 5,469.25		\$ 1,775.75	\$ 7,245.00	