

**RETREAT
OWNER RATIFIED BUDGET
NOVEMBER 2007- OCTOBER 2008**

	10 MONTH ACTUAL 11/06 - 08/07	APPROVED BUDGET 11/06-10/07	ESTIMATED ANNUAL 11/06 - 10/07	APPROVED BUDGET 11/07-10/08
OPERATING INCOME				
501 DUES	48,500.00	58,200.00	58,200.00	58,200.00
503 LATE FEES	-	100.00	0.00	100.00
521 INTEREST	467.74	300.00	502.00	500.00
553 LAUNDRY INCOME	781.50	1,000.00	850.00	850.00
555 MISCELLANEOUS		-		
561 PERMANENT TRANSFER	-	-	-	
TOTAL INCOME	49,749.24	59,600.00	59,552.00	59,650.00
OPERATING EXPENSE				
601 LEGAL	0.00	-	0.00	-
602 AUDIT & TAX	375.00	375.00	375.00	400.00
604 SENATE BILL 100/89 COMPLIANCE	200.00	200.00	200.00	-
607 MISCELLANEOUS	81.91	350.00	100.00	250.00
611 MANAGEMENT FEES	15,420.00	18,500.00	18,504.00	19,244.00
621 INSURANCE	2,114.60	2,941.00	2,451.76	2,100.00
662 SEWER	7,064.00	8,954.00	9,924.00	9,924.00
663 CABLE TV	3,772.41	4,567.00	4,538.31	4,765.23
664 TELEPHONE	460.55	-	568.44	648.00
665 TRASH REMOVAL	745.78	868.00	893.00	928.72
666 SNOW REMOVAL	3,375.75	6,000.00	3,500.00	6,000.00
667 SECURITY & FIRE SAFETY	462.41	500.00	502.39	500.00
669 ELECTRIC	5,636.40	7,300.00	6,355.00	7,000.00
671 GENERAL BLDG MAINT	687.41	1,000.00	0.00	1,000.00
672 PLUMBING & HEATING	1,120.00	500.00	1,400.00	500.00
673 SUPPLIES & MATERIALS	6.05	50.00	0.00	50.00
675 GROUNDS & PARKING	555.11	1,000.00	1,443.76	1,000.00
676 ROOF MAINTENANCE	85.00	2,500.00	85.00	2,500.00
678 CHIMNEY SWEEPS	720.00	1,650.00	720.00	1,000.00
TOTAL EXPENSES	42,882.38	57,255.00	51,560.66	57,809.95
PROFIT (LOSS)	6,866.86	2,345.00	7,991.34 *	1,840.05 **
RESERVE INCOME				
511 RESERVE DUES	14,500.00	17,400.00	17,400.00	17,400.00
522 RESERVE INTEREST	685.60	1,150.00	900.00	900.00
562 PERMANENT TRANSFER	-	-	-	
TOTAL INCOME	15,185.60	18,550.00	18,300.00	18,300.00
811 SIDING/RESURFACING	3,400.00	-	3,400.00	
812 ROOF REPAIR/REPLACEMENT	-	4,400.00	-	
818 PLUMBING AND HEATING	-	-	-	
821 LANDSCAPING	2,860.00	-	2,860.00	500.00
824 EXTERIOR ENHANCEMENT			3,600.00	3,600.00
TOTAL EXPENSE	6,260.00	-	9,860.00	4,100.00
		4,400.00		
PROFIT (LOSS)	8,925.60	14,150.00	8,440.00 #	14,200.00 ##

OPERATING FUND ANALYSIS

RESERVE FUND ANALYSIS

Beginning Balance	(2,852.00)	11,771.43
Current Year Projected Profit/Loss	7,991.34 *	8,440.00 #
	5,139.34	20,211.43
Next Year's Budgeted Profit/Loss	1,840.05 **	14,200.00 ##
Projected Ending Balance	6,979.39	34,411.43

1Management Fee up 4%

2Cable up 5%

3Trash up 4%

4Electric up 11%

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