

**TIMBER RIDGE HOA
BOARD APPROVED BUDGET
NOVEMBER 2007 - OCTOBER 2008**

		10 MONTH ACTUAL 11/06 - 08/07	APPROVED BUDGET 11/06-10/07	ESTIMATED ANNUAL 11/06-10/07	PROPOSED BUDGET 11/07-10/08	
OPERATING INCOME						
501	DUES	467,720.00	520,448.00	561,261.30	561,248.00	
	DUES INCREASE	-	40,800.00	-		
503	LATE FEES	520.00	-	540.00	200.00	
507	IN UNIT MAINTENANCE	-	200.00	388.39	250.00	
521	INTEREST	2,294.55	500.00	2,266.16	3,500.00	
532	PERMANENT TRANSFER	-	-	(50,000.00)	-	
552	VENDING INCOME	115.27	2,000.00	165.27	200.00	
553	LAUNDRY INCOME	2,441.20	300.00	2,941.20	3,000.00	
554	CLUBHOUSE RENTAL	100.00	3,000.00	100.00	600.00	
555	MISCELLANEOUS INCOME	190.00	600.00	190.00		
	TOTAL INCOME	473,381.02	567,848.00	517,852.32	568,998.00	
OPERATING EXPENSE						
601	PROFESSIONAL SERVICES	-	-	-	-	
602	AUDIT & TAX	450.00	450.00	450.00	475.00	
604	SENATE BILL 100 COMPLIANCE	200.00	200.00	200.00	-	
607	MISCELLANEOUS	1,115.33	600.00	1,215.33	600.00	
611	MANAGEMENT FEE - BASE	52,654.20	63,185.00	63,185.00	65,712.40	A
612	MANAGEMENT FEE - ADDL HOURS	112,730.00	129,000.00	132,810.82	139,450.00	B
613	CLUBHOUSE ATTENDANT HRS	6,002.50	6,000.00	6,002.50	6,000.00	
621	INSURANCE	15,161.34	23,400.00	19,161.34	15,600.00	C
662	SEWER	52,060.00	66,000.00	63,060.00	63,000.00	
663	CABLE TV	27,009.22	31,680.00	32,289.22	33,800.00	D
664	HIGHSPEED INTERNET SERVICE	15.93	200.00	15.93	1,200.00	
665	TRASH REMOVAL	6,444.06	6,000.00	7,444.06	7,800.00	E
666	SNOW REMOVAL	11,472.75	15,000.00	11,527.35	15,000.00	
667	SECURITY & FIRE SAFETY	896.37	3,000.00	1,436.37	3,000.00	
668	GAS	89,804.50	135,000.00	109,235.33	105,958.27	F
669	ELECTRIC	19,009.13	26,000.00	22,871.65	26,000.00	G
671	GENERAL BLDG MAINT	2,553.64	5,000.00	3,553.64	5,000.00	
672	PLUMBING & HEATING	8,943.89	7,500.00	10,193.89	8,000.00	
673	SUPPLIES & MATERIAL	1,711.06	1,200.00	1,811.06	1,200.00	
674	PAINTING	-	250.00	-	250.00	
675	GROUNDS & PARKING	13,055.32	6,000.00	13,955.32	8,000.00	
676	ROOF MAINTENANCE	1,323.50	1,000.00	1,323.50	2,000.00	
681	CLUBHOUSE GEN BLDG MTCE	419.16	3,000.00	1,119.16	3,000.00	
682	POOL & HOT TUB MAINT	2,863.02	5,000.00	3,663.02	5,000.00	
683	POOL & HOT TUB CHEMICALS	3,232.49	6,500.00	4,032.49	6,500.00	
684	PLUMBING & HEATING CH	1,169.59	3,000.00	1,619.60	3,000.00	
685	SUPPLIES & MATERIALS CH	4,692.02	5,000.00	5,692.02	5,000.00	
686	VENDING EXPENSES (PEPSI)	-	-	-	-	
688	PLANT MAINTENANCE	-	100.00	-	100.00	
701	R & M LAUNDRY	-	-	-	-	
	TOTAL EXPENSES	434,989.02	549,265.00	517,868.60	530,645.67	
	PROFIT (LOSS)	38,392.00	18,583.00	(16.28)	38,352.33	

	ACTUAL	BUDGET	ANNUAL	BUDGET
	11/06 - 08/07	11/06-10/07	11/06-10/07	11/07-10/08
OPERATING INCOME				
RESERVE INCOME				
511 RESERVE DUES TO/FROM OPERATING	86,030.00	103,236.00	103,236.00	103,236.00
506 SPECIAL ASSESSMENT	-	-	-	-
522 RESERVE INTEREST	6,449.66	8,500.00	7,949.66	8,500.00
533 PERMANENT TRANSFER	-	-	50,000.00	-
TOTAL INCOME	92,479.66	111,736.00	161,185.66	111,736.00
RESERVE EXPENSE				
811 SIDING / RESURFACING	91,575.00	92,500.00	91,575.00	-
812 ROOF REPAIR	23,816.00	23,816.00	23,816.00	-
813 PLUMBING & HEATING	22,771.36	24,965.00	22,771.36	27,000.00
814 LANDSCAPING	12,677.50	22,000.00	12,677.50	20,000.00
815 PARKING LOT	2,100.00	24,000.00	-	-
816 CARPET	-	14,987.00	-	-
817 FURNITURE / EQUIP. REPL.	4,002.06	2,000.00	4,002.06	-
818 BUILDING MAINTENANCE	6,250.00	12,500.00	12,500.00	-
824 INTERIOR ENHANCEMENT	-	8,606.00	-	9,123.00
825 GAS CONVERSION	-	-	-	-
826 CLUBHOUSE MAINTENANCE	2,100.00	2,100.00	2,100.00	-
827 POOL & HOT TUBS	-	-	-	8,000.00
TOTAL EXPENSE	165,291.92	227,474.00	169,441.92	64,123.00
PROFIT (LOSS)	(72,812.26)	(115,738.00)	(8,256.26)	47,613.00

- A BASIC MANAGEMENT FEE WILL INCREASE 4%
- B ON-SIT MAINTENANCE CHARGED @ \$21.00 PER HOUR.
- C INSURANCE HAS DECREASED.
- D COMCAST HAS INCREASED 5%.
- E WASTE MGMT HAS INCREASED 4%.
- F TIGER HAS DECREASED BY 3%.
- G XCEL HAS INCREASED 15%.

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