

**WETHERSTONE HOA
APPROVED BUDGET 2007**

AUDIT 2001	AUDIT 2002	AUDIT 2003	AUDIT 2004	AUDIT 2005	ACCT #	Title	ACTUAL 7 MOS.	APPROVED 2006	APPROVED 2007(19.28%) inc.
43147	45307	46560	48888	51336	4108	HOA Fees	32,560	53899	64290
261	235	319	314	244	4140	Late fees	128	200	200
230	-	725	690		4144	Legal fees	70	800	500
37	541	-	634	677	4156	Miscellaneous	398	150	200
4,547	2,561	1,659	1,274	2,189	4302	Interest earned	1,881	500	4,500
	2,911					Bad Debt Recovery			
48,222	51,554	49,263	51,800	54,446		Total Revenue	35,037	55,549	69,690
						EXPENSES:			
4,580	4,580	4,580	4,580	4,800	5002	Management fees	2,800	4,800	5,040
125	-	725	1,939	113	5004	Legal	140	1,000	500
1,095	1,100	1,125	4,950	1,125	5006	Audit/Tax returns	975	1,350	1,350
347	336	375	441	612	5012	Postage, Printing	347	275	500
768	768	768	768	768	5024	EDP Billing	448	770	770
697	-	-	-	-	-	Bad Debt	-	-	-
60	90	90	90	-	5059	Montgomery County Assessment	90	90	90
				224	5083		-	-	-
176	317	34	460	1,159	5098	Admin. -Misc	105	1,500	500
650	755	747	785	819	5102	Electricity	600	750	1,000
2,879	2,496	2,784	3,033	5,207	5202	Trash	3,705	5,000	5,800
14,446	12,696	13,077	13,077	13,077	5204	Grounds/Landscaping	6,538	13,077	13,500
-	-	-	-	-	5206	Exterminating	-	100	100
	1,500	1,200		2,938	5222	Sewer Maintenance	-	1,900	1,900
2,405	2,995	7,910	3,360	8,640	5232	Snow removal	5,005	5,000	7,000
				1,650	5311	Tot Lot Replacement	-	-	-
	115				5302	Electrical	-	-	-
105	127	1,161		161	5324	Lighting Maintenance	161	200	200
	2,072	4,225	2,334	6,275	5326	Grounds (non contract)	-	2,000	4,000
						Soil Erosion/ water management			2,000
					5328	Tree care	5,300		2,000
					5334	Special Trash Pickup	150		500
650	397	322	1,857	1,366	5342	General Repairs	175	2,000	1,500
812	675	871	926	918	5910	Insurance-Master policy	643	1,000	1,000
1,356	662	346	337	508	5930	Corporate taxes	760	500	550
				120	5940	Taxes-Real Estate	124		125
31,151	31,681	40,340	38,938	50,479		Sub Total	28,067	41,312	49,925
						Replacement Reserves:			
					6302	Reserve Contingency			5,000
1,090	400	400	-	400	6320	Reserve-Sidewalk	400	400	400
1,418	400	400		400	6321	Reserve-Curbs & Gutters	400	400	925
410	848	848	848	848	6349	Reserve- Fencing	848	848	850
			400		6350	Reserve Concrete/Masonry			
7,681	8,982	8,982	8,982	8,982	6354	Reserve-Retaining Wall	2,004	9,145	9,146
409	598	598	598	598	6364	Reserve-Lighting Fixture	598	598	598
	600	600	600	600	6374	Reserve-Storm Drain	600	600	600
2,067	2,096	2,096	2,096	2,096	6375	Reserve-Asphalt	-	2,096	2,096
			400	-	6376	Reserve- Curbing			
227	150	150	150	150	6378	Reserve-Entry Signs	150	150	150
211	-					Electrical	-	-	
1,024	-					Tot Lot	-	-	
437	-					Concrete Aprons	-	-	
14,974	14,074	14,074	14,074	14,074		Sub Total	5,000	14,237	19,765
46,125	45,755	54,414	53,012	64,553		Total Expenses & Reserves	33,067	55,549	69,690
2,097	5,799	(5,151)	(1,212)	(10,106)		NET INCOME (LOSS)	1,970	(0)	0