

AUDIT 1996	AUDIT 1997	AUDIT 1998	AUDIT 1999	AUDIT 2000	AUDIT 2001	AUDIT 2002	AUDIT 2003	AUDIT 2005	ACCT #	Title	ACTUAL 7 MOS.	BUDGET 2004	APPROVED 2006
35520	35520	36960	38346	43147	43147	45307	46560	51336	4108	HOA Fees	32,560	48888	53898.6
303	292	259	191	374	261	235	319	244	4140	Late fees	128	200	200
		155	634	659	230	-	725		4144	Legal fees	70	0	800
	23	323	712	56	37	541	-	677	4156	Miscellaneous	398	175	150
1,575	2,743	3,195	3,731	4,765	4,547	2,561	1,659	2,189	4302	Interest earned	1,881	1,000	500
						2,911				Bad Debt Recovery			
37,398	38,578	40,892	43,614	49,002	48,222	51,554	49,263	54,446		Total Revenue	35,037	50,263	55,549
										EXPENSES:			
4,032	4,032	4,234	4,234	4,446	4,580	4,580	4,580	4,800	5002	Management fees	2,800	4,580	4,800
10	-	155	834	889	125	-	725	113	5004	Legal	140	800	1,000
940	1,040	990	1,020	1,045	1,095	1,100	1,125	1,125	5006	Audit/Tax returns	975	1,100	1,350
262	412	398	413	226	347	336	375	612	5012	Postage, Printing	347	250	275
768	768	768	768	768	768	768	768	768	5024	EDP Billing	448	770	770
			1,363	851	697	-	-	-	-	Bad Debt	-	-	-
120	60	60	60	60	60	90	90		5059	Montgomery County Assessment	90	90	90
								224	5083		-	-	-
18	76	13	1,618	270	176	317	34	1,159	5098	Admin. -Misc	105	114	1,500
704	692	761	752	760	650	755	747	819	5102	Electricity	600	800	750
2,376	2,376	2,376	2,376	2,412	2,879	2,496	2,784	5,207	5202	Trash	3,705	2,824	5,000
11,615	11,781	11,731	12,398	13,071	14,446	12,696	13,077	13,077	5204	Grounds/Landscaping	6,538	13,077	13,077
		335	325	-	-	-	-	-	5206	Exterminating	-	100	100
						1,500	1,200	2,938	5222	Sewer Maintenance	-	1,900	1,900
5,010	1,125	780	3,500	4,335	2,405	2,995	7,910	8,640	5232	Snow removal	5,005	5,000	5,000
							115		5311	Tot Lot Replacement	-	-	-
									5302	Electrical	-	-	-
286	359	320	-	244	105	127	1,161	161	5324	Lighting Maintenance	161	250	200
2,800	331	3,215	358	2,890		2,072	4,225	6,275	5326	Grounds (non contract)	-	2,000	2,000
									5328	Tree care	5,300	-	-
									5334	Special Trash Pickup	150	-	-
478	977	884	634	639	650	397	322	1,366	5342	General Repairs	175	334	2,000
945	995	999	1,100	1,207	812	675	871	918	5910	Insurance-Master policy	643	1,200	1,000
215	393	553	662	873	1,356	662	346	508	5930	Corporate taxes	760	1,000	500
								120	5940	Taxes-Real Estate	124	-	-
30,579	25,417	28,572	32,414	34,987	31,151	31,681	40,340	50,478		Sub Total	28,067	36,189	41,312
										Replacement Reserves:			
639	639	639	740	1,090	1,090	400	400	400	6320	Reserve-Sidewalk	400	400	400
831	831	831	962	1,418	1,418	400	400	400	6321	Reserve-Curbs & Gutters	400	400	400
240	240	240	278	410	410	848	848	848	6349	Reserve- Fencing	848	848	848
4,501	4,501	4,501	5,212	7,681	7,681	8,982	8,982	8,982	6354	Reserve-Retaining Wall	2,004	8,982	9,145
240	240	240	278	409	409	598	598	598	6364	Reserve-Lighting Fixture	598	598	598
						600	600	600	6374	Reserve-Storm Drain	600	600	600
1,211	1,211	1,211	1,402	2,067	2,067	2,096	2,096	2,096	6375	Reserve-Asphalt	-	2,096	2,096
133	133	133	154	227	227	150	150	150	6378	Reserve-Entry Signs	150	150	150
124	124	124	144	211	211	-	-	-		Electrical	-	0	0
600	600	600	695	1,024	1,024	-	-	-		Tot Lot	-	0	0
256	256	256	296	437	437	-	-	-		Concrete Aprons	-	0	0
8,775	8,775	8,775	10,161	14,974	14,974	14,074	14,074	14,074		Sub Total	5,000	14,074	14,237
39,354	34,192	37,347	42,575	42,575	46,125	45,755	54,414	64,552		Total Expenses & Reserves	33,067	50,263	55,549
(1,956)	4,386	3,545	1,039	6,427	2,097	5,799	(5,151)	(10,106)		NET INCOME (LOSS)	1,970	-	(0)