

Talaverde 2008 Per Home Budget

Monthly
Per Member

Annual Budget

Annual
Per Member

INCOME

Assessments	\$ 4,171.50	\$ 51.50	\$ 50,058.00	\$ 618.00
Interest - Operating	\$ 10.00	\$ 0.12	\$ 120.00	\$ 1.48
Late Fees				
Misc - Income	8.33	\$ 0.10	\$ 99.96	\$ 1.23
Total Income	\$ 4,189.83	\$ 51.73	\$50,277.96	\$ 620.72

EXPENSES

Administrative

Legal & Professional	\$ 30.00	\$ 0.37	\$ 360.00	\$ 4.44
License & Permits	\$ 12.00	\$ 0.15	\$ 144.00	\$ 1.78
Management	\$ 766.00	\$ 9.46	\$ 9,192.00	\$ 113.48
Postage	\$ 75.00	\$ 0.93	\$ 900.00	\$ 11.11
Coupons	\$ 17.00	\$ 0.21	\$ 204.00	\$ 2.52
Printing & Reproduction	\$ 125.00	\$ 1.54	\$ 1,500.00	\$ 18.52
Storage	\$ 3.75	\$ 0.05	\$ 45.00	\$ 0.56
Pest Control	\$ 36.00	\$ 0.44	\$ 432.00	\$ 5.33
Tax Prep	\$ 25.00	\$ 0.31	\$ 300.00	\$ 3.70
Audit	\$ 85.00	\$ 1.05	\$ 1,020.00	\$ 12.59
Liability Insurance & D&O	\$ 350.00	\$ 4.32	\$ 4,200.00	\$ 51.85
Federal Income Tax	\$ 3.00	\$ 0.04	\$ 36.00	\$ 0.44
Total Administrative	\$ 1,527.75	\$ 18.86	\$18,333.00	\$ 226.33

Maintenance

Gate - Contract	\$ 100.00	\$ 1.23	\$ 1,200.00	\$ 14.81
Gate- Repairs & Supplies	\$ 25.00	\$ 0.31	\$ 300.00	\$ 3.70
Lighting - Repair & supplies	\$ 50.00	\$ 0.62	\$ 600.00	\$ 7.41
Street- Contract	\$ 100.00	\$ 1.23	\$ 1,200.00	\$ 14.81
General Maint	\$ 50.00	\$ 0.62	\$ 600.00	\$ 7.41
Landscape - Contract	\$ 700.00	\$ 8.64	\$ 8,400.00	\$ 103.70
Landscape - Repairs	\$ 59.75	\$ 1.24	\$ 717.00	\$ 8.85
Landscape - Tree Trim	\$ 45.00	\$ 0.56	\$ 540.00	\$ 6.67
Total Maintenance	\$ 1,129.75	\$ 13.95	\$13,557.00	\$ 167.37

Utilities

Electric	\$ 240.00	\$ 2.96	\$ 2,880.00	\$ 35.56
Water	\$ 230.00	\$ 2.84	\$ 2,760.00	\$ 34.07
Phone lines, gate	\$ 32.00	\$ 0.40	\$ 384.00	\$ 4.74
Sewer		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Total Utilities	\$ 502.00	\$ 6.20	\$6,024.00	\$ 74.37

Sub Total Expenses

\$ 3,159.50	\$ 39.01	\$37,914.00	\$ 468.07
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Reserves

Reserves Contribution	\$ 1,030.00	\$ 12.72	\$ 12,360.00	\$ 152.59
Total Expenditures	\$4,189.50	\$ 51.72	\$ 50,274.00	\$ 620.67

Net Income (Loss)	\$0.33	\$ (0.22)	\$ 3.96	\$ 0.05
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