

as of 2003 ~ Budget_Summary.xls

191 Total Co-Owners	2003 Apprvd Budget	2003 Actuals thru 12/31/02	2004 Budget	2003 Actuals ave per unit per month	Budget ave per unit per mo	2002 Apprvd Budget	2002 Actuals thru 12/31/02	2003 Budget	2002 Actuals ave per unit per month	Budget ave per unit per mo	2001 Actuals thru 11/31/01	2002 Budget	2001 Actuals ave per unit per month	Budget ave per unit per mo	2000 Actuals thru 12/31/00	2000 Budget
Administrative																
Association Fees				0.000	0.000	66,468.00	66,468.00	66,468.00	29.000	29.000	66,468.00	66,468.00	29.000	29.000	-	66,469.00
Delinquency				0.000	0.000		(7,647.10)		(3.336)	0.000	-	-	0.000	0.000	-	-
Additional Assessment				0.000	0.000				0.000	0.000	-	-	0.000	0.000	-	-
Late Fees Income				0.000	0.000		2,475.50		1.080	0.000	1,740.00	-	0.759	0.000	-	1,000.00
Interest Income				0.000	0.000		10.80		0.005	0.000	296.85	-	0.130	0.000	-	1,000.00
Developer Reimbursements				0.000	0.000		-		0.000	0.000	3,000.00	-	1.309	0.000	-	-
Insurance Reserve Contribution (2001, 1998)				0.000	0.000				0.000	0.000	1,425.00	-	0.622	0.000	-	-
Working Capital Contribution (1998)				0.000	0.000				0.000	0.000	-	-	0.000	0.000	-	-
Transfers In - From Reserve				0.000	0.000		8,995.00		3.925	0.000	-	-	0.000	0.000	-	-
Miscellaneous Income				0.000	0.000		424.00		0.185	0.000	25.30	-	0.011	0.000	-	-
Donations				0.000	0.000				0.000	0.000	-	-	0.000	0.000	-	-
Total Administrative	-	-	-	0.000	0.000	66,468.00	70,726.20	66,468.00	30.858	29.000	72,955.15	66,468.00	31.830	29.000	-	68,469.00
Administrative																
Professional Fees (2000)	-	-	-	0.000	0.000	-	-	-	0.000	0.000	-	-	0.000	0.000	6,716.00	-
Association Activities (2000)	-	-	-	0.000	0.000	-	-	-	0.000	0.000	-	-	0.000	0.000	3,832.00	-
Fall Gathering	-	-	-	0.000	0.000	4,000.00	3,642.78	-	1.589	0.000	3,432.57	4,000.00	1.498	1.745	-	3,000.00
Office Supplies / Printing / Postage	-	-	-	0.000	0.000	3,500.00	4,892.56	4,000.00	2.135	1.745	3,871.74	3,500.00	1.689	1.527	4,458.00	2,000.00
Management Fee	-	-	-	0.000	0.000	13,752.00	14,014.50	13,752.00	6.115	6.000	12,606.00	13,752.00	5.500	6.000	13,752.00	13,752.00
Legal Fee	-	-	-	0.000	0.000	2,000.00	2,667.88	1,800.00	1.164	0.785	1,087.00	2,000.00	0.474	0.873	-	2,000.00
Auditing Fee	-	-	-	0.000	0.000	1,600.00	3,200.00	1,600.00	1.396	0.698	1,600.00	1,600.00	0.698	0.698	-	1,600.00
Misc Admin Expenses	-	-	-	0.000	0.000	300.00	1,821.98	1,500.00	0.795	0.654	602.93	300.00	0.263	0.131	1,328.00	1,000.00
Bank Service Charges	-	-	-	0.000	0.000	200.00	339.83	200.00	0.148	0.087	240.72	200.00	0.105	0.087	-	30.00
Total Administrative	-	-	-	0.000	0.000	25,352.00	30,579.53	22,852.00	13.342	9.970	23,440.96	25,352.00	10.227	11.061	30,086.00	23,382.00
Operations																
Electricity	-	-	-	0.000	0.000	500.00	683.66	600.00	0.298	0.260	579.55	500.00	0.253	0.217	1,054.00	150.00
Water	-	-	-	0.000	0.000	35.00	305.36	200.00	0.133	0.087	34.00	35.00	0.015	0.015	38.00	-
?? Unknown (2000)	-	-	-	0.000	0.000	-	-	-	0.000	0.000	-	-	0.000	0.000	-	150.00
Total Operations	-	-	-	0.000	0.000	535.00	989.02	800.00	0.432	0.347	613.55	535.00	0.268	0.232	1,092.00	300.00
Maintenance																
Maintenance Supplies	-	-	-	0.000	0.000	500.00	2,282.97	500.00	0.996	0.217	-	500.00	0.000	0.217	-	100.00
Maintenance & Repairs Expense	-	-	-	0.000	0.000	300.00	-	-	0.000	0.000	-	300.00	0.000	0.130	4,772.00	-
Electrical	-	-	-	0.000	0.000	1,500.00	228.62	1,500.00	0.100	0.651	1,572.00	1,500.00	0.686	0.651	-	-
Tree & Shrub Service	-	-	-	0.000	0.000	1,000.00	-	-	0.000	0.000	700.00	1,000.00	0.305	0.434	-	2,000.00
Lawn Fertilizing	-	-	-	0.000	0.000	200.00	-	-	0.000	0.000	155.00	200.00	0.068	0.087	-	200.00
General Grounds Maintenance (2002)	-	-	-	0.000	0.000	-	395.00	-	0.172	0.000	-	-	0.000	0.000	-	-
Lawn Service	-	-	-	0.000	0.000	4,000.00	11,022.90	10,535.00	4.809	4.572	3,724.00	4,000.00	1.625	1.736	15,979.00	5,000.00
Landscape Maintenance	-	-	-	0.000	0.000	10,000.00	2,176.02	-	0.949	0.000	7,725.00	10,000.00	3.370	4.340	-	5,500.00
Sprinkler Maintenance	-	-	-	0.000	0.000	500.00	852.97	1,000.00	0.372	0.434	533.28	500.00	0.233	0.217	-	250.00
Snow & Ice Removal	-	-	-	0.000	0.000	7,500.00	10,199.99	6,000.00	4.450	2.604	3,550.00	7,500.00	1.549	3.255	4,455.00	7,000.00
Salt & Calcium Chloride	-	-	-	0.000	0.000	5,000.00	3,750.00	5,000.00	1.636	2.170	(222.00)	5,000.00	(0.097)	2.170	0.00	-
Building Maintenance	-	-	-	0.000	0.000	500.00	755.10	700.00	0.329	0.304	7,117.27	500.00	3.105	0.217	-	100.00
Total Maintenance	-	-	-	0.000	0.000	31,000.00	31,663.57	25,235.00	13.815	10.953	24,854.55	31,000.00	10.844	13.455	25,206.00	20,150.00
Tax, Fees & Insurance																
Permits	-	-	-	0.000	0.000	10.00	10.00	10.00	0.004	0.004	-	10.00	0.000	0.004	-	15.00
Property & Liability Ins (2000)	-	-	-	0.000	0.000	-	-	-	0.000	0.000	-	-	0.000	0.000	20,301.00	-
Taxes (2000)	-	-	-	0.000	0.000	-	-	-	0.000	0.000	-	-	0.000	0.000	10.00	-
Liability Insurance	-	-	-	0.000	0.000	7,500.00	10,260.00	4,250.00	4.476	1.845	22,474.00	7,500.00	9.805	3.255	-	21,173.00
Workman's Compensation Ins	-	-	-	0.000	0.000	600.00	-	-	0.000	0.000	-	600.00	0.000	0.260	-	600.00
Total Tax, Fees & Insurance	-	-	-	0.000	0.000	8,110.00	10,270.00	4,260.00	4.481	1.849	22,474.00	8,110.00	9.805	3.520	20,311.00	21,788.00
Landscaping Improvement Project (2003)	-	-	-	0.000	0.000	-	9,465.26	9,321.00	4.130	4.046	-	-	0.000	0.000	-	-
Total Reserve Expenses	-	-	-	0.000	0.000	-	9,465.26	9,321.00	4.130	4.046	-	-	0.000	0.000	-	-
Reserve Expenditures																
XFER from Cash to Reserve	-	-	-	0.000	0.000	1,471.00	1,425.00	4,000.00	0.622	1.736	-	1,471.00	0.000	0.638	151.00	2,848.00
XFER Reserve to Cash	-	-	-	0.000	0.000	-	8,995.00	-	3.925	0.000	-	-	0.000	0.000	6,311.00	-
Total XFER	-	-	-	0.000	0.000	1,471.00	10,420.00	4,000.00	4.546	1.736	-	1,471.00	0.000	0.638	6,462.00	2,848.00
Total Expenses	-	-	-	0.000	0.000	66,468.00	93,387.38	66,468.00	40.745	28.849	71,383.06	66,468.00	31.144	28.849	83,157.00	68,468.00
Total from Documentation																
Difference	0.00	0.00	0.00	0.000	0.000	66,468.00	93,387.38	66,468.00	40.745	28.849	71,383.06	66,468.00	31.144	28.849		68,468.00
SPECIAL NOTES																
									**Please note that although 66,468 was billed in Assoc fees for 2002, only \$58,820.09 was collected	**Please note that 2003 Assoc fee is based on 100% collection.						

as of 2003 ~ Budget_Summary.xls

191 Total Co-Owners	2000 Actuals ave per unit per month	Budget ave per unit per mo	1999 Actuals thru 12/31/99	1999 Budget	1999 Actuals ave per unit per month	Budget ave per unit per mo	1998 Actuals thru 12/31/98	1998 Budget	1998 Actuals ave per unit per month	Budget ave per unit per mo
Administrative										
Association Fees	0.000	29.000	-	66,469.50	0.000	29.001	15,070.40	-	6.575	0.000
Delinquency	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Additional Assessment	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Late Fees Income	0.000	0.436	-	-	0.000	0.000	1,070.00	-	0.467	0.000
Interest Income	0.000	0.436	-	-	0.000	0.000	-	-	0.000	0.000
Developer Reimbursements	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Insurance Reserve Contribution (2001, 1998)	0.000	0.000	-	-	0.000	0.000	7,647.00	-	3.336	0.000
Working Capital Contribution (1998)	0.000	0.000	-	-	0.000	0.000	9,309.00	-	4.062	0.000
Transfers In - From Reserve	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Miscellaneous Income	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Donations	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Total Administrative	0.000	29.873	-	66,469.50	0.000	29.001	33,096.40	-	14.440	0.000
Administrative										
Professional Fees (2000)	2.930	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Association Activities (2000)	1.672	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Fall Gathering	0.000	1.309	-	-	0.000	0.000	-	-	0.000	0.000
Office Supplies / Printing / Postage	1.945	0.873	-	1,650.00	0.000	0.720	859.76	-	0.375	0.000
Management Fee	6.000	6.000	-	13,752.00	0.000	6.000	3,908.00	-	1.705	0.000
Legal Fee	0.000	0.873	-	1,400.00	0.000	0.611	-	-	0.000	0.000
Auditing Fee	0.000	0.698	-	-	0.000	0.000	-	-	0.000	0.000
Misc Admin Expenses	0.579	0.436	-	-	0.000	0.000	40.00	-	0.017	0.000
Bank Service Charges	0.000	0.013	-	-	0.000	0.000	-	-	0.000	0.000
Total Administrative	13.127	10.202	-	16,802.00	0.000	7.331	4,807.76	-	2.098	0.000
Operations										
Electricity	0.460	0.065	-	-	0.000	0.000	-	-	0.000	0.000
Water	0.017	0.000	-	-	0.000	0.000	-	-	0.000	0.000
?? Unknown (2000)	0.000	0.065	-	-	0.000	0.000	-	-	0.000	0.000
Total Operations	0.476	0.130	-	-	0.000	0.000	-	-	0.000	0.000
Maintenance										
Maintenance Supplies	0.000	0.043	-	-	0.000	0.000	-	-	0.000	0.000
Maintenance & Repairs Expense	2.082	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Electrical	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Tree & Shrub Service	0.000	0.868	-	-	0.000	0.000	1,163.50	-	0.508	0.000
Lawn Fertilizing	0.000	0.087	-	-	0.000	0.000	-	-	0.000	0.000
General Grounds Maintenance (2002)	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Lawn Service	6.972	2.170	-	7,800.00	0.000	3.385	3,885.00	-	1.695	0.000
Landscape Maintenance	0.000	2.387	-	3,500.00	0.000	1.519	1,775.83	-	0.775	0.000
Sprinkler Maintenance	0.000	0.109	-	1,740.00	0.000	0.755	17.50	-	0.008	0.000
Snow & Ice Removal	1.944	3.038	-	9,550.00	0.000	4.145	169.12	-	0.074	0.000
Salt & Calcium Chloride	0.000	0.000	-	6,207.50	0.000	2.694	5,890.00	-	2.570	0.000
Building Maintenance	0.000	0.043	-	-	0.000	0.000	32.00	-	0.014	0.000
Total Maintenance	10.997	8.746	-	28,797.50	0.000	12.499	12,932.95	-	5.643	0.000
Tax, Fees & Insurance										
Permits	0.000	0.007	-	-	0.000	0.000	-	-	0.000	0.000
Property & Liability Ins (2000)	8.857	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Taxes (2000)	0.004	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Liability Insurance	0.000	9.190	-	13,370.00	0.000	5.803	7,216.02	-	3.148	0.000
Workman's Compensation Ins	0.000	0.260	-	-	0.000	0.000	-	-	0.000	0.000
Total Tax, Fees & Insurance	8.862	9.457	-	13,370.00	0.000	5.803	7,216.02	-	3.148	0.000
Landscaping Improvement Project (2003)	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Total Reserve Expenses	0.000	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Reserve Expenditures										
XFER from Cash to Reserve	0.066	1.236	-	24,117.38	0.000	10.468	8,580.00	-	3.743	0.000
XFER Reserve to Cash	2.753	0.000	-	-	0.000	0.000	-	-	0.000	0.000
Total XFER	2.819	1.236	-	24,117.38	0.000	10.468	8,580.00	-	3.743	0.000
Total Expenses	36.281	29.717	-	83,086.88	0.000	36.062	33,536.73	-	14.632	0.000
Total from Documentation	0.000	29.717	-	66,469.50	0.000	28.850	33,096.40	-	14.440	0.000
Difference	0.000	0.000	-	(16,617.38)	0.000	(7.212)	(440.33)	-	(0.192)	0.000
SPECIAL NOTES			Do not have a copy of the 1999 Actuals - ending 12/31/1999							