

Geist Harbours Property Owners 2009 Budget Forecast

INCOME	
ASSOCIATION FEES (\$425 x 2,380)	1,011,500
LATE CHARGES	15,000
COLLECTION COST REIMBURSEMENT	9,640
UNCOLLECTABLE/BAD DEBT WRITE OFF	-15,000
INTEREST-CHECKING	360
TOTAL INCOME	1,021,500
EXPENSES-ADMINISTRATIVE	
MANAGEMENT FEES	45,000
LEGAL FEES (Net)	22,254
ACCOUNTING FEES	3,605
INSURANCE	12,732
PROPERTY TAXES	176
SECURITY-CONTRACT	595,008
POSTAGE & COPIES	10,442
ADMIN. WEBSITE	75
ADMIN. OTHER	2,604
TOTAL ADMINISTRATIVE	691,896
EXPENSES-COMMON UTILITIES	
ELECTRICITY	5,791
WATER/SEWER	4,090
TOTAL COMMON UTILITIES	9,881
EXPENSES- LAWN CARE	
WINDSONG CONTRIBUTION	10,980
LANDSCAPE OTHER	14,028
CONTRACT LANDSCAPING	87,340
TOTAL LAWN CARE	112,348
COMMON AREA MAINTENANCE	
COMMUNITY EVENTS	9,520
MISC. GROUNDS MAINTENANCE	7,068
TOTAL COMMON AREA MAINTENANCE	16,588
IRRIGATION	
IRRIGATION-REPAIRS ONLY	1,080
TOTAL IRRIGATION	1,080
MISCELLANEOUS	
SNOW REMOVAL	119,286
TOTAL MISCELLANEOUS	119,286
RESERVES INCOME	
INTEREST INCOME-RESERVES	12,192
TOTAL OPERATING EXPENSES	951,079
TOTAL INCOME	1,033,692
CASH FLOW	82,613