

**Centennial Townhomes
2010 Budget**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
400 Dues Income	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	4,804.26	57,651.12
402 Late Charge Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
405 Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
409 Interest Income	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
415 Reimburse Services for Owners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
450 Reserve Dues	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00	15,840.00
459 Reserve Interest	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
TOTAL INCOME	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	6,159.26	73,911.12
EXPENSES													
501 Accounting & Legal	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
504 Insurance	0.00	0.00	1,750.00	0.00	0.00	1,035.00	0.00	0.00	1,350.00	0.00	0.00	1,035.00	5,170.00
505 Management Fees	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	645.00	7,740.00
506 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
507 Postage & Office Expenses	50.00	25.00	25.00	25.00	25.00	50.00	25.00	25.00	25.00	50.00	25.00	25.00	375.00
509 Repairs & Maintenance	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	4,020.00
510 Sewer	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	7,140.00
511 Snow Removal	1,000.00	1,000.00	800.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00	1,000.00	1,000.00	6,400.00
513 Cable TV	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
514 Trash Removal	140.00	200.00	200.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,800.00
520 Grounds Maintenance	0.00	0.00	0.00	80.00	200.00	200.00	200.00	80.00	80.00	0.00	0.00	0.00	840.00
521 Taxes & Licenses	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
525 Landscaping Expense	0.00	0.00	0.00	0.00	975.00	1,000.00	1,300.00	1,000.00	1,150.00	275.00	0.00	0.00	5,700.00
530 Irrigation - Water Expense	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	2,500.00
535 Meeting Expenses	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	100.00	250.00
539 Services for Owners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
800 Irrigation Repairs	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
801 Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
802 Sewer Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
803 Deck Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
804 Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
806 Exterior Painting	0.00	0.00	0.00	0.00	0.00	0.00	26,000.00	0.00	0.00	0.00	0.00	0.00	26,000.00
807 Retaining Wall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
808 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
809 Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Walkways	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	3,390.00	3,425.00	5,225.00	3,245.00	5,540.00	5,175.00	30,365.00	3,945.00	5,495.00	3,465.00	3,365.00	4,500.00	77,135.00
NET INCOME/(LOSS)	2,769.26	2,734.26	934.26	2,914.26	619.26	984.26	(24,205.74)	2,214.26	664.26	2,694.26	2,794.26	1,659.26	(3,223.88)

Painting is based on 2002 cost to paint of 22K.

\$275 per mow- 10 mows- \$2750

Weeding: \$800 - 2 times

Fertilization: \$1050 - 3 times

Trimming (native grass areas), etc: \$400 - 4 times

Irrigation: \$500

Miscellaneous: \$200

Reserves & Receivables (Beginning)	40,836.00	43,605.26	46,339.52	47,273.78	50,188.04	50,807.30	51,791.56	27,585.82	29,800.08	30,464.34	33,158.60	35,952.86
Reserves & Receivables (Ending)	43,605.26	46,339.52	47,273.78	50,188.04	50,807.30	51,791.56	27,585.82	29,800.08	30,464.34	33,158.60	35,952.86	37,612.12