

Clopper's Mill West Community Association
2008 Approved Budget
January 1, 2008 - December 31, 2008
Based on 579 mixed units

		2007 Approved Budget	Total Actuals as of 09.30.07	2008 Approved Budget	
INCOME					
6310	ASSESSMENTS- COMMUNITY	\$320,202.00	\$240,151.00	\$335,700.00	
6330	ASSESSMENTS- TRASH	\$29,100.00	\$21,825.00	\$29,100.00	
6315	RESALE PACKAGE INCOME	\$1,500.00	\$1,650.00	\$1,500.00	
6340	LATE FEE INCOME	\$2,000.00	\$2,112.50	\$2,000.00	
6350	REIMBURSED LEGAL FEES	\$2,500.00	\$2,079.67	\$2,000.00	
6430	NEWSLETTER	\$800.00	\$480.00	\$800.00	
6420	SWIMMING POOL GUEST PASSES	\$100.00	\$340.00	\$300.00	
6370	COMMUNITY ROOM	\$5,000.00	\$3,750.00	\$5,000.00	
6310	INTEREST INCOME - OPERATING	\$1,225.00	\$0.00	\$500.00	
6920	MISCELLANEOUS	\$500.00	\$363.84	\$174.00	
6999	RESERVE CONTRIBUTION	(\$50,916.00)	(\$38,187.00)	(\$47,508.00)	
	TOTAL INCOME	\$312,011.00	\$234,565.01	\$329,566.00	
ADMINISTRATIVE EXPENSE					
7119	RESERVE ANALYSIS	\$3,000.00	\$1,800.00	\$0.00	
7140	AUDITING	\$2,000.00	\$1,250.00	\$2,000.00	
7190	LEGAL EXPENSE	\$6,000.00	\$3,751.95	\$6,000.00	
7260	POSTAGE & PRINTING	\$9,526.00	\$4,772.98	\$7,000.00	
7261	SOCIAL COMMITTEE	\$1,000.00	\$1,027.90	\$2,000.00	
7280	INSURANCE	\$8,000.00	\$4,501.02	\$8,000.00	
7290	BAD DEBIT EXPENSE	\$0.00	\$0.00	\$0.00	
7410	NEWSLETTER/WEBSITE EXPENSE	\$2,000.00	\$425.25	\$2,000.00	
7440	TAXES	\$1,000.00	\$3,421.16	\$3,000.00	
7870	RESALE REIMBURSEMENTS	\$1,125.00	\$1,125.00	\$1,250.00	
7890	MISCELLANEOUS ADMINISTRATIVE	\$4,500.00	\$1,956.92	\$5,000.00	
7910	COMMISSION ON COMMON OWNERSHIP	\$1,350.00	\$1,302.75	\$1,350.00	
	TOTAL ADMINISTRATIVE	\$39,501.00	\$25,334.93	\$37,600.00	
UTILITY EXPENSE					
8350	ELECTRICITY - POOL/CLUBHOUSE	\$15,000.00	\$11,208.97	\$15,000.00	
8355	ELECTRICITY - TH STREET LIGHTS	\$2,000.00	\$1,619.36	\$3,000.00	
8360	WATER & SEWER - POOL/CLUBHOUSE	\$5,000.00	\$586.21	\$5,000.00	
	TOTAL UTILITIES	\$22,000.00	\$13,414.54	\$23,000.00	
CONTRACT EXPENSE					
9850	JANITORIAL	\$7,000.00	\$4,014.00	\$7,000.00	
9860	COMMUNITY IMPROVEMENT	\$1,000.00	\$41.02	\$1,000.00	
9610	LAWN MAINTENANCE	\$61,000.00	\$47,202.30	\$72,000.00	
7100	MANAGEMENT FEE	\$42,710.00	\$30,830.23	\$42,710.00	
9800	SNOW REMOVAL	\$15,000.00	\$12,415.97	\$15,000.00	
9700	TRASH REMOVAL	\$29,100.00	\$18,855.20	\$29,100.00	
	TOTAL CONTRACTS	\$155,810.00	\$113,358.72	\$166,810.00	
RECREATION EXPENSE					
8200	POOL CONTRACT	\$46,700.00	\$48,959.00	\$49,422.00	
8260	POOL FURNITURE	\$2,500.00	\$0.00	\$2,500.00	
8210	POOL REPAIR	\$3,000.00	\$2,377.12	\$3,000.00	
8220	POOL SUPPLY	\$1,000.00	\$3,268.88	\$2,000.00	
8230	POOL TELEPHONE	\$500.00	\$348.56	\$500.00	
7700	SWIM TEAM EXPENSE	\$2,500.00	\$2,500.00	\$2,500.00	
9140	BUILDING MAINTENANCE (CLUBHOUSE)	\$9,500.00	\$3,186.84	\$9,524.00	
9020	PLAYGROUND EQUIPMENT	\$500.00	\$279.00	\$500.00	
9030	TENNIS COURTS	\$500.00	\$175.00	\$500.00	
9114	RECREATION AREAS (GENERAL)	\$1,500.00	\$104.00	\$1,500.00	
	TOTAL RECREATION	\$68,200.00	\$61,198.40	\$71,946.00	
MAINTENANCE EXPENSE					
9110	SPECIAL PROJECTS	\$0.00	\$7,295.00	\$0.00	
9120	ASPHALT REPAIRS	\$2,000.00	\$421.00	\$2,000.00	
9130	SIGN MAINTENANCE	\$1,000.00	\$1,364.00	\$2,000.00	
9160	LANDSCAPING	\$9,000.00	\$6,620.60	\$10,500.00	
9190	ELECTRICAL REPAIRS	\$4,000.00	\$311.94	\$4,000.00	
9200	SITE MAINTENANCE	\$2,500.00	\$2,747.00	\$3,500.00	
9206	TREE MAINTENANCE	\$4,500.00	\$400.00	\$4,710.00	
9580	MISCELLANEOUS MAINTENANCE	\$3,500.00	\$947.50	\$3,500.00	
	TOTAL MAINTENANCE	\$26,500.00	\$20,107.04	\$30,210.00	
	TOTAL EXPENSES	\$312,011.00	\$233,413.63	\$329,566.00	
	NET OPERATING INCOME/(LOSS)	\$0.00	\$1,151.38	\$0.00	
INCOME BREAKDOWN	# of Unit:	MONTHLY FEE	GENERAL FUND	TRASH FUND	TOWN FUND
SINGLES	318	\$42.50	\$37.50	\$5.00	\$0.00
TOWN HOMES	167	\$80.00	\$37.50	\$5.00	\$37.50
CONDOMINIUMS	94	\$37.50	\$37.50	\$0.00	\$0.00
Total Monthly Assessment		\$30,400.00			
Total Annual Assessment		\$364,800.00			
Total Annual Expenses		\$329,566.00			
Total Annual Income Other		\$35,234.00			