

THE COMMUNITY ASSOCIATION OF CEDAR LAKES

2009
APPROVED BUDGETINCOME

Quarterly Assessment		
West Village TH (67 lots)	\$	228.00
West Village SF (40 lots)	\$	270.00
East Village (175 lots)	\$	279.00
Assessment Income	\$	292,884.00
Single-Family Landscape (40)	\$	6,720.00
Condominium Assessment (116)	\$	47,676.00
Interest Income	\$	12,000.00
Miscellaneous Income	\$	500.00
Late Fees	\$	2,500.00
Legal Fee Income	\$	300.00
TOTAL INCOME	\$	362,580.00

ADMINISTRATIVE EXPENSES

Management Fees	\$	31,370.00
Insurance Premiums	\$	15,456.00
Legal Fees	\$	4,060.00
Audit & Tax Returns	\$	1,575.00
Income Taxes	\$	2,000.00
Bad Debts	\$	2,000.00
Social	\$	1,000.00
Coupon Books	\$	1,585.00
Admin./Bank Charges	\$	11,301.00
TOTAL ADMIN. EXPENSES	\$	70,347.00

UTILITY EXPENSES

Common Area Electricity	\$	4,000.00
TOTAL UTILITY EXPENSES	\$	4,000.00

OPERATING EXPENSES

Landscape/Site Improvements	\$	5,000.00
Tree Work	\$	10,000.00
General Maintenance & Repairs	\$	12,000.00
Trash Removal Contract	\$	47,884.00
Snow Plowing & Sanding	\$	15,000.00
Grounds Maintenance	\$	62,367.00
Stormwater Management	\$	1,200.00
TOTAL OPERATING EXPENSES	\$	153,451.00

RECREATIONAL EXPENSES

West Village Pool	\$	36,000.00
Cedar Lakes Recreation Assn.	\$	50,283.00
TOTAL RECREATION EXPENSES	\$	86,283.00

RESERVE EXPENSES

Lighting Expenses	\$	2,000.00
Repair & Replacement Reserves	\$	46,499.00
TOTAL RESERVE EXPENSES	\$	48,499.00

TOTAL EXPENSES	\$	362,580.00
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NET INCOME (LOSS)	\$	-
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