

## Orchards HOA Operating Budget / 2009

as of: 10/30/2008

### 2009 Income

	BUDGET <i>Annual</i>	BUDGET <i>Monthly</i>	Individ. HOA Dues Amt - Per Year
The Orchards Homeowner Total Dues			
Orchards I & II Homeowners (only)	\$29,155.00	\$2,430.00	Orchards I & II are billed annually. 119 homes
Peachtree Townhomes	\$15,435.00	\$1,286.00	63 homes
Plum Grove Townhomes	\$15,435.00	\$1,103.00	54 homes
Cherrywood Lane Homeowners	\$13,230.00	\$1,286.00	63 homes
<b>Total 2009 Income:</b>	<b>\$73,255.00</b>	<b>\$6,105.00</b>	299 homes total
			\$245.00yr (increase of \$15 per home)

### Expenses

<b>Utilities</b>		
Electricity	\$200.00	\$16.67
Water	\$8,200.00	\$683.33
<i>sub-total</i>	<b>\$8,400.00</b>	<b>\$700.00</b>
<b>Maintenance</b>		
Repairs & Maintenance	\$4,500.00	\$375.00
Landscaping	\$30,804.00	\$2,567.00
Landscaping Improvements	\$4,000.00	\$333.33
Retention Pond Maintenance	\$1,200.00	\$100.00
Maintenance Supplies	\$200.00	\$16.67
Pest Control	\$0.00	\$0.00
Sprinkler System	\$8,000.00	\$666.67
<i>sub-total</i>	<b>\$48,704.00</b>	<b>\$4,058.67</b>
<b>Administration</b>		
Insurance	\$3,515.00	\$292.92
Management	\$13,200.00	\$1,100.00
Office Expense	\$2,300.00	\$191.67
Board Meeting Expense	\$0.00	\$0.00
Delinquency Fee Expense	\$0.00	\$0.00
Legal Fees	\$400.00	\$33.33
Litigation	\$0.00	\$0.00
Professional Fees	\$150.00	\$12.50
Bank Charges	\$0.00	\$0.00
<i>sub-total</i>	<b>\$19,565.00</b>	<b>\$1,630.42</b>
<b>Taxes &amp; Licenses</b>		
Property Taxes	\$200.00	\$16.67
Licenses & Permits	\$10.00	\$0.83
<i>sub-total</i>	<b>\$210.00</b>	<b>\$17.50</b>
<b>Total 2009 Expenses:</b>	<b>\$76,879.00</b>	
<b>Total 2009 Income:</b>	<b>\$73,255.00</b>	
Shortfall before reserves:	-\$3,624.00	
<b>Deposits to Reserves</b>	<b>\$3,600.00</b>	<b>\$300.00</b>
Total shortfall for the year: (To be funded from existing operating account.)	-\$7,224.00	