

**Mainstreet Townhomes Assoc., Inc. - Approved Budget**

<u>Description</u>	<u>2009 Budget</u>	<u>2009 Actual</u>	<u>2010 Budget</u>
<b>Operating Accounts</b>			
<b>Income Accounts</b>			
<b>Assessment Income</b>			
Member Assessments	\$195,900.00	\$175,017.05	\$195,840.00
<b>Earned Income</b>			
Interest Earned	\$0.00	\$737.32	\$700.00
<b>Non-Earned Income</b>			
Late Fees Collected	\$800.00	\$5,359.39	\$4,000.00
Interest Charges Collected	\$500.00	\$0.00	\$0.00
NSF Fees Collected	\$200.00	\$162.00	\$200.00
<b>Income Accounts Total</b>	<b>\$197,400.00</b>	<b>\$181,275.76</b>	<b>\$200,740.00</b>
<b>Expense Accounts</b>			
<b>Administrative Expenses</b>			
Dues to MCSA	\$34,600.00	\$34,599.96	\$34,500.00
NCB Loan Interest Payments	\$36,000.00	\$28,468.17	\$28,400.00
NCB Loan Principal Pmts	\$44,000.00	\$68,169.35	\$51,600.00
NCB Loan Late Fees/Costs	\$0.00	\$225.48	\$0.00
Bank Charges	\$300.00	\$0.00	\$0.00
<b>Taxes &amp; General Admin.</b>			
Misc. General & Admin.	\$100.00	\$0.00	\$100.00
<b>Amenities Area</b>			
Amenities Electricity	\$0.00	\$1,562.85	\$1,452.00
<b>Committees</b>			
Welcome Committee	\$100.00	\$0.00	\$100.00
<b>Grounds &amp; Landscaping</b>			
Landscaping Contract	\$12,500.00	\$24,000.00	\$24,000.00
Landscape Expenses	\$1,000.00	\$2,715.00	\$1,000.00
Pine straw Expense	\$5,500.00	\$4,312.50	\$5,000.00
Seasonal Flowers	\$1,500.00	\$76.00	\$500.00
Tree Removal	\$6,800.00	\$900.00	\$1,000.00
<b>Bldg Repair &amp; Maintenance</b>			
Hardware Supplies Maintenance	\$300.00	\$0.00	\$500.00
Plumbing Repairs	\$6,000.00	\$0.00	\$2,000.00
Painting Maint.	\$1,500.00	\$0.00	\$0.00
General Maint. & Repair	\$5,000.00	\$3,945.00	\$2,500.00
Drainage Repair	\$4,000.00	\$0.00	\$0.00
Gutter Cleaning	\$1,000.00	\$466.00	\$0.00
Deck Cleaning & Repairs	\$2,000.00	\$0.00	\$0.00
Trash Removal Services	\$200.00	\$0.00	\$500.00
Pest Control	\$0.00	\$800.00	\$1,200.00
Termite Service	\$1,400.00	\$0.00	\$2,000.00
Asphalt Repairs	\$1,500.00	\$0.00	\$0.00
Fencing Expense	\$800.00	\$0.00	\$0.00
<b>Common Utilities</b>			
Outside Light Electricity	\$1,500.00	\$4,690.20	\$4,800.00
Water	\$9,000.00	\$10,659.56	\$10,000.00
Sewer	\$13,000.00	\$28,207.82	\$25,000.00
Gas	\$0.00	\$0.00	\$0.00
<b>Reserve Transfers</b>			
Reserve Transfer - Out	\$0.00	\$0.00	\$4,000.00
<b>Expense Accounts Total</b>	<b>\$192,600.00</b>	<b>\$213,797.89</b>	<b>\$200,152.00</b>
<b>Operating Accounts Net</b>	<b>\$4,800.00</b>	<b>-\$32,522.13</b>	<b>\$588.00</b>
<b>Reserve Accounts</b>			
<b>Income Accounts</b>			
<b>Earned Income</b>			
Interest Earned Reserve Funds	\$200.00	\$394.89	\$0.00
<b>Non-Earned Income</b>			
Reserve Transfer - In	\$0.00	\$0.00	\$4,000.00
<b>Income Accounts Total</b>	<b>\$200.00</b>	<b>\$394.89</b>	<b>\$4,000.00</b>
<b>Expense Accounts</b>			
<b>Reserve Expenses</b>			
Retaining Walls Repair/Rebuild	\$0.00	\$5,760.55	\$8,000.00
Drainage Repairs	\$0.00	\$2,300.00	\$4,000.00
Refurb/Rebuild Decks	\$0.00	\$4,967.16	\$1,500.00
<b>Expense Accounts Total</b>	<b>\$0.00</b>	<b>\$13,027.71</b>	<b>\$13,500.00</b>
<b>Reserve Accounts Net</b>	<b>\$200.00</b>	<b>-\$12,632.82</b>	<b>-\$9,500.00</b>