

**PINEHURST
BUDGET 2009**

	2008 BUDGET	2008 PROJECTIO	BUDGET VAR	2009 BUDGET	INCREASE OVER	PER MONTH	NOTES
REVENUE:							
5010 Monthly Member Fees	70,725	70,725	0	70,721	(4)	5,893	
TOTAL REVENUE	70,725	70,725	0	70,721	(4)	5,893	
EXPENSES							
ADMIN&OFFICE EXPENSES:							
6203 Postage and Mailing	2,000	0	(2,000)	0	(2,000)	0	Combined with 6206 for 2009
6206 Office Supplies & Expenses	500	2,390	1,890	3,000	2,500	250	
6210 Permits/Licenses/Membership s	10	10	0	10	0	1	
6211 Website	1,200	1,082	(118)	150	(1,050)	13	Combined savings with 6501
6213 Storage Rental	640	539	(101)	588	(52)	49	
6219 Meeting Room Rentals	200	60	(140)	60	(140)	5	
6240 Community Events	1,500	1,500	0	2,000	500	167	Social Events and Hospitality
6242 Annual Meeting	50		(50)	0	(50)	0	Removed for 2009
6246 Hospitality/Social	50	20	(30)	0	(50)	0	Combined with 6240 for 2009
TOTAL ADMIN EXPENSES	6,150	5,601	(549)	5,808	(342)	484	
PROFESSIONAL FEES							
6256 Audit & Tax Return Fee	1,400	1,350	(50)	1,400	0	117	
6260 Consulting	2,500	2,500	0	2,500	0	208	
6270 Management Fees	23,184	23,184	0	23,880	696	1,990	est 3% increase
TOTAL PROF FEES	27,084	27,034	(50)	27,780	696	2,315	
INSURANCE EXPENSE:							
6301 Master Insurance Policy	3,730	3,730	0	3,730	0	311	no est increase per State Farm
TOTAL INSURANCE EXP	3,730	3,730	0	3,730	0	311	
LANDSCAPE & AMENITIES EXPENSES							
6500 Landscape Contract	12,260	12,142	(118)	12,628	368	1,052	3% increase
6501 Landscaping Improvements/Supplies	4,656	3,100	(1,556)	6,650	1,994	554	Beauty bark, bulbs, misc lands.
6502 Tree Spray	500	0	(500)	0	(500)	0	Combined with 6501 for 2009
6505 Irrigation/Sprinkler Testing/Maintenance	1,000	200	(800)	1,000	0	83	
6506 Outside Equipment	3,000	0	(3,000)	0	(3,000)	0	Combined with 6501 for 2009
6507 Beauty Bark Top Soil	2,000	0	(2,000)	0	(2,000)	0	Combined with 6501 for 2009
6508 Wetland/Pond Maintenance	400	1,800	1,400	2,500	2,100	208	Pond clng 1/2 of cost for 2010
TOTAL LANDSCAPE EXP	23,816	17,242	(6,574)	22,778	(1,038)	1,898	
MAINTENANCE EXPENSE							
6540 Maintenance Repairs (Residential)	1,500	200	(1,300)	1,500	0	125	
6544 Maint/Lighting Supplies	200	100	(100)	200	0	17	
6545 Pest Control	500	0	(500)	0	(500)	0	Combined with 6501 for 2009
TOTAL MAINT EXPENSE	2,200	300	(1,900)	1,700	(500)	142	
UTILITY EXPENSE							
6654 Irrigation/Fire Water	1,600	1,300	(300)	1,900	300	158	no increase avbl at this time
6655 Electricity	400	500	100	500	100	42	no increase avbl at this time
TOTAL UTILITIES	2,000	1,800	(200)	2,400	400	200	
RESERVE CONTRIBUTIONS							
6702 Replacement Deposit	4,815	4,812	(3)	6,000	1,185	500	
6706 Contingency Deposit	930	936	6	525	(405)	44	
TOTAL RES CONTRIB	5,745	5,748	3	6,525	780	544	
RESERVE WITHDRAWALS							
6703 Repl Reserve Withdrawals			0	0	0	0	
6701 Insurance Res Withdrawals			0	0	0	0	
TOTAL RES WITHDRAW	0	0	0	0	0	0	
TOTAL OPER EXPENSES	70,725	61,455	(9,270)	70,721	(4)	5,893	
NET INCOME/LOSS	0	9,270	9,270	0	0	0	