

**RIVERBEND TOWNHOUSE OWNERS ASSOCIATION
BUDGET 2009**

	Total Budget	Per unit Budget
INCOME		
Fees	315,240	185.00
Bad Debt Provision	(9,457)	(5.55)
Late fees	2,000	1.17
Surplus Used/(Deficit Payback)	10,432	6.12
Interest income	12,000	7.04
Capital Contribution	2,500	1.47
TOTAL INCOME	332,715	195.26

GROUNDS MAINTENANCE		
Lawn Care	37,000	21.71
Property Enhancements	5,000	2.93
Snow Removal	45,000	26.41
Sprinkler	8,500	4.99
Street Sweeper	1,040	0.61
Tree Care	10,000	5.87

OTHER MAINTENANCE		
Common Property Maintenance	10,000	5.87
Water/Sewer Line Repairs	50,000	29.34
Due to Township	2,500	1.47

UTILITIES		
Electricity	6,500	3.81
Water	10,000	5.87

ADMINISTRATIVE		
Insurance	8,900	5.22
Management fee	34,800	20.42
Legal fees	7,000	4.11
Legal charged to H/O	(5,000)	(2.93)
Accounting	2,600	1.53
Engineering	2,000	1.17
Sundries	500	0.29
Office exp. & supplies	6,100	3.58

OTHER EXPENSES		
Real Estate Taxes	450	0.26
Long Term Reserve	55,920	32.82
L/T Reserve - Interest	7,600	4.46
Tfr. Capital Contribution to L/T	2,500	1.47
Misc./Contingency	5,980	3.51
Income Taxes	825	0.48
Deferred Maintenance	17,000	9.98

TOTAL EXPENSES	332,715	195.26
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