

The Meadows at Timberhill Owners Association

	2007 Budget		2007	2008 Budget		2008	2009 Budget	
						Estimated		Proposed
Budget Item		Annual	Actual		Annual	Actual		Budget
Revenues								
Assessment Income		96,000	95,833		96,000	96,000		105,600
Assessment recovery		0	170					
Interest Income		6,000	6,543		6,500	3,500		1,000
Transfer fees			80		320	320		320
Total Income		102,000	102,626		102,820	99,820		106,920
Expenses								
Administrative		60	127		60	0		60
Backflow Testing		1,590	1,671		1,750	1,620		1,760
Board of Directors exp		200			200			200
Building Maintenance		3,900	932		3,000	2,023		3,000
Electric		0						
Financial Review		2,000	1,500		1,500	1,500		1,575
Insurance		19,200	14,619		16,000	15,283		16,000
Irrigation Mgmt/Repair						972		1,100
Landscape Contract		25,380	25,380		26,600	28,951		28,359
Landscape Treatments		2,400	1,713		2,400	967		4,700
Landsc Improv/Replace								2,000
Legal fees		2,400			1,000	800		1,000
Licenses/Fees		50	50		50	50		50
Print/Post/Spcl svcs		500	88		200	110		200
Professional Mgmt		5,040	4,920		5,280	5,404		5,460
Reserve Study		2,000			500			500
Tax Expense		1,800	2,470		2,200	2,451		500
Tax Preparation		120	120		140	140		160
Tree Pruning								1,200
Water		5,000	3,741		5,000	4,070		5,000
Website		200			100			100
Allocation to Reserves		36,026	36,026		37,163	37,163		37,163
Painting & Caulking	25,673			25,673				25,673
Roofing	5,615			5,615				5,615
Streets	1,171			1,171				1,171
Gutters	920			920				920
Fence	97			97				97
Trellises				12				12
Bark	2,250			3,375				3,375
Irrigation Timers	300			300				300
Total Expenses		107,866	93,357		103,143	101,504		110,087
Net Operating		-5,866	9,269		-323	-1,684		-3,167
Note: numbers may not sum due to rounding								
Note: the assessment equates to \$80 per month per unit in 2007 & 2008								
Note: the assessment equates to \$88 per month per unit in 2009								
Note: the projected deficit will be covered by operating cash reserves carried forward from prior years								