

KIPLING SUN TOWNHOME ASSOCIATION
2009 APPROVED BUDGET
EFFECTIVE JANUARY 1, 2009

Based on 120 homes

	2006 APPROVED @\$165/MO	2007 APPROVED @\$165/MO	2008 APPROVED @\$168/MO	2009 APPROVED @\$175/MO
RECEIPTS:				
Income Dues-Homeowner	237600	237600	241920	252000
Interest Income-Bank	880	2440	1700	100
Transfer Fee paid by new Homeowners (New in 2009)	0	0	0	4000
Late Fee Income	720	100	100	200
Newsletter Income	0	0	0	0
To Reserve Fund (Reserve Interest)		-2100	-2200	-3000
Reserve Contribution	-67440	-72360	-81767	-77371
Miscellaneous Income	0	0	0	30
	\$171760.00	\$165680.00	\$159753.00	\$175959.00
DISBURSEMENTS:				
Administrative Expense	2500	2060	1340	2582
Audit Expense	1250	1500	1200	1200
Bank Expense	25	25	25	25
Building Repairs	0	0	0	900
Legal Expense	1600	1290	1300	2500
Management Expense	12355	12566	12566	13097
Insurance Expense	45317	32080	33684	30000
Insurance Claims Expense	0	0	0	25
Newsletter Expense	260	400	200	350
Bad Debt Expense	0	0	0	50
Landscape Contract Maintenance	22700	15000	17500	27100
Sprinkler System Repair	5250	21138	8000	4500
Landscape Improvements	6210	6216	7249	7250
Tree Spraying & Pruning	3700	1000	950	1500
Snow Removal	10000	10000	11000	14300
Electric Expense	2630	2763	3197	3430
Water Expense	18588	19147	20296	17975
Sewer Expense	13700	14110	15765	19400
Trash Removal	14900	15200	16923	19200
Exterior Building Maintenance	6635	6285	1150	1185
Gutter Maintenance	3500	4200	4058	6000
Roof Maintenance	140	200	200	200
Miscellaneous	0	0	50	90
Taxes (non-membership income)	0	0	2100	2100
Contingency	500	500	1000	1000
	\$171760.00	\$165680.00	\$159753.00	\$175959.00
NET INCOME	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00