

SHENANDOAH APPROVED 2011 BUDGET

	Actual as of 9/30/2010	Est 2010 Year End	Budget 2010	Approved Budget 2011
INCOME:			\$205/month	\$210/month
Dues	\$ 369,000.00	\$ 492,000.00	\$ 492,000.00	\$ 504,000.00
Late Fees	\$ 3,620.00	\$ 4,200.00	\$ 2,000.00	\$ 2,000.00
Legal Fee Income	\$ 5,297.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00
Other Revenues	\$ 265.00	\$ 265.00	\$ 600.00	\$ 600.00
TOTAL INCOME	\$ 378,182.00	\$ 502,465.00	\$ 498,600.00	\$ 510,600.00
EXPENSES:				
Administration				
Management Fee	\$ 14,850.00	\$ 19,800.00	\$ 19,800.00	\$ 20,400.00
Audit	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Office & Admin	\$ 1,965.00	\$ 3,000.00	\$ 4,500.00	\$ 3,500.00
Income Taxes	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
Insurance	\$ 6,528.00	\$ 6,528.00	\$ 5,500.00	\$ 6,300.00
Legal Services	\$ 6,452.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Other Admin Expense	\$ (1,135.00)	\$ 1,000.00	\$ 250.00	\$ 250.00
Bad Debt Expense	\$ 566.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00
Total Administration	\$ 31,626.00	\$ 51,728.00	\$ 53,950.00	\$ 54,350.00
Committees				
Social	\$ 576.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
Total Committees	\$ 576.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
Utilities				
Utilities	\$ 12,820.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
Telephone	\$ 1,401.00	\$ 1,900.00	\$ 2,100.00	\$ 2,100.00
Trash Collection	\$ 23,107.00	\$ 31,000.00	\$ 32,000.00	\$ 34,000.00
Water & Sewer	\$ 37,009.00	\$ 52,500.00	\$ 55,000.00	\$ 55,000.00
Total Utilities	\$ 74,337.00	\$ 102,400.00	\$ 106,100.00	\$ 108,100.00
Grounds				
Common Area Maintenance	\$ 4,784.00	\$ 6,800.00	\$ 8,000.00	\$ 8,000.00
Grounds Contract	\$ 35,068.00	\$ 47,460.00	\$ 45,900.00	\$ 48,180.00
Snow Removal	\$ 6,015.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Sprinkler	\$ 15,990.00	\$ 16,000.00	\$ 13,000.00	\$ 13,000.00
Tree Service	\$ 17,932.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Fence	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
Street Maintenance	\$ 1,765.00	\$ 1,765.00	\$ 6,000.00	\$ 6,000.00
Total Grounds	\$ 81,554.00	\$ 102,025.00	\$ 104,400.00	\$ 106,680.00
Buildings				
Building Maintenance	\$ 3,309.00	\$ 3,500.00	\$ 2,000.00	\$ 3,000.00
Total Building Maint.	\$ 3,309.00	\$ 3,500.00	\$ 2,000.00	\$ 3,000.00
Amenities				
Lake/Pump	\$ 2,406.00	\$ 3,000.00	\$ 2,800.00	\$ 3,000.00
Security Service	\$ 86,976.00	\$ 120,000.00	\$ 125,000.00	\$ 125,000.00
Pool Contract	\$ 9,393.00	\$ 9,500.00	\$ 11,000.00	\$ 7,000.00
Pool Supplies	\$ 1,327.00	\$ 1,400.00	\$ 3,000.00	\$ 2,000.00
Pool Misc Repairs	\$ 2,446.00	\$ 2,446.00	\$ 2,000.00	\$ 2,000.00
Tennis Court	\$ -	\$ -	\$ 800.00	\$ 800.00
Total Amenities	\$ 102,548.00	\$ 136,346.00	\$ 144,600.00	\$ 139,800.00
Reserve Transfers				
Transfer to Reserves	\$ 64,162.00	\$ 85,550.00	\$ 85,550.00	\$ 96,670.00
Total Reserve Transfers	\$ 64,162.00	\$ 85,550.00	\$ 85,550.00	\$ 96,670.00
TOTAL EXPENSES	\$ 358,112.00	\$ 483,049.00	\$ 498,600.00	\$ 510,600.00
NET INCOME (LOSS)	\$ 20,070.00	\$ 19,416.00	\$ -	\$ -