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0518 Elizabeth Townes Homeowners Assoc., Inc. OPERATING & RESERVE BUDGET - 2009 11/17/2008

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55,860

c/o Hawthorne Management Co. PO Box 11906 Ph: 704-377-0114 Charlotte NC 28220-1906

Account	Annual
Description	Budget
•	-
W400145	
INCOME	
Consul Assessments	202 520
General Assessments Late Fee Income	293,539
Working Capital Assessments	2,000 2,000
Working Capital Assessments	2,000
TOTAL INCOME	297,539
LESS: PROVISION FOR RESERVES	(17,700)
TOTAL OPERATIONS INCOME	279,839
EXPENSES - BUILDINGS AND GROUNDS	
D. II. II. D	45.000
Building Repairs	15,689
Electricity Gas Service	16,000
Landscape Contract	400 44,700
Landscape Contract Landscape-Other	12,000
Miscellaneous-Maint./Repairs/Supplies	4,158
Termite Control	4,209
Plumbing	5,500
Pool Contract	4,500
Lift Station / Pump Contract	4,620
Lift Station/Pump Repairs	4,000
Pool - Misc Expense	4,800
Pool License	130
Trash Removal	28,273
Water / Sewer	75,000
TOTAL BUILDINGS & OBOLINDS EVEENIOF	200.070
TOTAL BUILDINGS & GROUNDS EXPENSE	223,979
EXPENSES - ADMINISTRATIVE	
2,4 2,1020 7,5 mm. 10 mm. 11 m	
Accounting Expense	1,500
Insurance Expense	25,000
Late Fees to Mgt. Co.	1,000
Legal Expense	1,500
Management Fees	21,960
Meetings Expense	500
Misc. Administrative Expense	500
Office Supplies Expense	1,500
Postage	1,000
Telephone Website Expanse	1,250
Website Expense	150

TOTAL ADMINISTRATIVE EXPENSE

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Account Description		Annual Budget	
TOTAL EX	PENSES	279,839	
NET INCOME	(LOSS)	0	
RESERVES F	FUNDING		
CAPITAL RES General Rese	SERVES FUNDED: rve - Funded	17,700	
TOTAL RE	SERVE FUNDING	17,700	
SURPLUS	(DEFICIT) CARRIED FWD	17,700	