

Tuscany Village - 2009 Approved Budget

Budget as Presented for the Annual Meeting February 5, 2009

Date: 02/05/09

Income	Budget '08	Actual '08	Budget '09
HOA Assessments 2008 @ 75/mo x 10	\$9,000.00	\$9,076.00	\$9,000.00
Other	\$0.00	\$0.00	\$0.00
Total Income	\$9,000.00	\$9,076.00	\$9,000.00

Fixed Expenses	Budget '08	Actual '08	Budget '09
Grounds Maintenance - Contracted *(1)	\$3,360.00	\$3,645.00	\$3,800.00
Grounds Maintenance - Incidental *(2)	\$800.00	\$160.00	\$800.00
Irrigation System Expense *(3)	\$750.00	\$305.00	\$750.00
Irrigation Shares	\$291.00	\$291.00	\$291.00
Insurance	\$355.00	\$388.00	\$400.00
Management *(4)	\$1,200.00	\$1,200.00	\$1,500.00
Electricity	\$325.00	\$320.00	\$325.00
Legal	\$100.00	\$0.00	\$100.00
Taxes & Accounting	\$115.00	\$115.00	\$115.00
Postage & Copies	\$100.00	\$170.00	\$200.00
Miscellaneous	\$100.00	\$83.00	\$100.00
Subtotal fixed expenses	\$7,496.00	\$6,677.00	\$8,381.00

Difference between income and expenses	\$1,504.00	\$2,399.00	\$619.00
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Cash in Checking Account 12/31/08	\$3,333.00
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Total Cash 12/31/08	\$3,333.00
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Estimated Cash 12/31/2009	\$3,952.00
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NOTES:

- *(1) Contract with High Performance Lawn Care
- *(2) Weeding, fertilization, tree removal, misc. grounds
- *(3) Western Slope Irrigation - 6 hours misc repairs
- *(4) Heritage Property Management - Increase to \$125/mo 2009