

WINDRIDGE LANDING

2007 Operating Budget

	Existing lots prior to 1/1/07	57	57	57	57	57	57	57	57	57	57	57	57
	sales/month	0	6	6	6	6	7	7	7	6	6	6	6
	Total Lots	57	63	69	75	81	88	95	102	108	114	120	126
	Existing Lake Lots prior to 1/1/06	17	17	17	17	17	17	17	17	17	17	17	17
	New Lake Lots	0	1	1	1	1	1	1	1	1	1	1	1
	Total Lake Lots	17	18	19	20	21	22	23	24	25	26	27	28
TOTALS	%	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06
INCOME													
Association Fees	50400	95%	11400	2400	2400	2400	2400	2800	14200	2800	2400	2400	2400
Lake Lot Fee	2800	5%	850	100	100	100	100	100	950	100	100	100	100
TOTAL INCOME	53200	100%	12250	2500	2500	2500	2500	2900	15150	2900	2500	2500	2500
OPERATING EXPENSES													
Management Contract	5490	76%	285	315	345	375	405	440	475	510	540	570	600
Postage	300	4%	25	25	25	25	25	25	25	25	25	25	25
Administrative	960	13%	80	80	80	80	80	80	80	80	80	80	80
Professional Fees	500	7%	250	0	0	0	0	0	0	250	0	0	0
TOTAL MANAGEMENT	7250	100%	640	420	450	480	510	545	580	865	645	675	705
INSURANCE/TAXES													
Insurance	2400	92%	0	0	0	0	2400	0	0	0	0	0	0
Property Taxes	200	8%	0	0	0	0	100	0	0	0	0	100	0
TOTAL INSURANCE/TAXES	2600	100%	0	0	0	0	2500	0	0	0	0	100	0
UTILITIES													
Electric Entry \	720	17%	60	60	60	60	60	60	60	60	60	60	60
Electric Fountain	2400	58%	60	30	30	200	300	300	250	260	260	260	250
Electric Ballards	420	10%	35	35	35	35	35	35	35	35	35	35	35
Water	625	15%	20	20	20	75	75	75	75	75	75	75	20
TOTAL UTILITIES	4165	100%	175	145	145	370	470	470	420	430	430	430	365
GROUNDS													
Landscape Contract	24500	67%	0	0	0	3500	3500	3500	3500	3500	3500	3500	0
Landscape Misc.	2500	7%	0	0	0	500	500	500	500	500	0	0	0
Pond Contract	4800	13%	0	0	0	800	800	800	800	800	800	0	0
Fountain Maintenance	801	2%	0	0	0	801	0	0	0	0	0	0	0
Common Area Maintenance	1200	3%	100	100	100	100	100	100	100	100	100	100	100
Irrigation System	585	2%	0	285	0	0	0	100	100	100	0	0	0
Floral Program	2400	7%	0	0	0	0	1200	0	0	0	1200	0	0
TOTAL GROUNDS	36786	100%	100	385	100	5701	6100	5000	5000	5000	5600	3600	100
Neighborhood													
Social Committee	500		0	50	50	50	50	50	50	50	50	50	0
TOTAL EXPENSES	51301		915	950	695	6551	9580	6015	6000	6295	6675	4705	1150
NET INCOME	1899		11335	1550	1805	-4051	-7080	-3115	9150	-3395	-4175	-2205	1230
MAINTENANCE RESERVE	500		500	0	0	0	0	0	0	0	0	0	0
POND RESERVE	500		1000	0	0	0	0	0	0	0	0	0	0
CASH POSITION	899		9241	1550	1805	-4051	-7080	-3115	9150	-3395	-4175	-2205	1230
ANNUAL CASH FLOW			9241	10791	12596	8545	1465	-1650	7500	4105	-70	-2275	-1045