

Century Farms Neighborhood									
2009 Proposed CFNA Budget Revised November 13, 2008									
2009 Proposed CFNA Budget	FYE 2005 Actual Amounts	FYE 2006 Actual Amounts	FYE 2007 Budgeted Amounts	FYE 2007 Actual Amounts	FYE 2008 Budgeted Amounts	2008 YTD 10/13/2008	2008 Remaining Projects/Notes	FYE 2009 Budgeted Amounts	Notes for 2009
Assessments	\$53,130	\$58,190	\$75,509	\$75,508	\$110,650	\$110,650		\$62,188	
Late Fee	\$894	\$1,946	\$1,250	\$359	\$1,000	\$815		\$200	
Other Income								\$100	
<b>TOTAL INCOME</b>	<b>\$54,024</b>	<b>\$60,136</b>	<b>\$76,759</b>	<b>\$75,867</b>	<b>\$111,650</b>	<b>\$111,465</b>		<b>\$62,488</b>	
Reserve Usage								\$20,000	
<b>Total Revenue</b>								<b>\$82,488</b>	
Each Home's Assessment Fee (253 Homes)	\$210.00	\$230.00	\$298.45		\$437.35			\$245.80	Assessment per home before offsetting for \$20,000 in reserves is \$324.85
<b>EXPENSES</b>									
<b>ADMINISTRATION</b>									
Tax Return Prep Fee		\$464	\$380		\$399			\$0	
Taxes								\$0	
Audit								\$0	
Management Fees		\$6,800	\$7,100	\$7,100	\$7,455	\$6,150		\$11,798	
Printing		\$2,033	\$2,374	\$920	\$1,786	\$1,329		\$300	
Postage(Inclu. Office supplies)		\$1,704	\$1,245	\$1,178	\$1,307	\$2,370		\$1,500	
Legal Corporate		\$2,227	\$3,000	\$367	\$3,150	\$1,872		\$2,500	
Legal Delinquency		\$1,351		\$508		\$34		\$1,000	
Legal Delinquency (reimbursed by residents)		\$-1,471		\$-791		\$-30		\$-750	
Insurance	\$2,996	\$2,821	\$3,146	\$2,821	\$3,303	\$2,870		\$2,500	Baum confirmed insurance needs
Utilities	\$4,029	\$2,887	\$7,000	\$4,120	\$5,600	\$3,075		\$5,000	
Misc.		\$358	\$882	\$144	\$926	\$155		\$200	Includes website and hosting
<b>TOTAL ADMINISTRATION</b>	<b>\$7,025</b>	<b>\$19,174</b>	<b>\$25,127</b>	<b>\$16,367</b>	<b>\$23,926</b>	<b>\$17,825</b>		<b>\$24,048</b>	

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<b>GROUNDS MAINTENANCE</b>	\$0	\$672	\$0						
Common Area Repairs & Maintenance		\$4,267	\$14,600	\$7,274	\$17,350	\$17,427	Pond & Natural Areas studies	\$0	No studies needed in 2009
Landscape Contract	\$11,680	\$13,146	\$11,680	\$11,336	\$16,000	\$7,378		\$12,160	2-year contract with Knoll Landscape
Landscape Extras	\$4,155	\$12,860	\$4,800	\$1,983	\$1,200	\$3,891		\$3,000	Tree and Monument Maintenance, as needed
Pond Maintenance-Herbicide	\$28,258	\$13,655	\$7,400	\$7,963	\$8,000	\$0		\$0	None needed in ponds
Pond Maintenance-Aerator / Culverts / Pipes					\$2,520		Need clear pipes \$600	\$2,000	Baum provide estimate for 4 aerators - removal & storage included
Natural Areas Maintenance-Burns, Herbicide, etc.					\$9,200	\$3,200	Cut down trees near pond one shoreline \$550	\$6,180	4 Treatments of Weeds in Natural Areas during 2009
Pond 3 Island - Rock Fill for Safety								\$5,500	Maintenance: Estimated based on \$30 per cubic yard of material 20 x 50 x 6 size est.
Pond 3 Vacuum Dredge Partial							Partial shoreline restoration needed for \$3,900	\$20,000	Maintenance: Based on Organic Sediment Removal Systems Proposal 2ft to 4ft Dredge \$15,000 plus \$5,000 for seeding
Water Studies/Treatment-Bacteria	\$2,086	\$5,818	\$10,100	\$2,051	\$17,640	\$3,019	Bathymetric survey for \$10,000 cancelled	\$3,000	Acquatic Weed Estimate
Mars System Install & Lease (Pond #3)								\$6,000	Assuming 3 systems are installed
Misc. Grounds			\$4,050	\$900	\$53	\$1,430	Reserve Study	\$600	Goose eggs adding and other maintenance items.
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$46,179</b>	<b>\$50,418</b>	<b>\$52,630</b>	<b>\$31,507</b>	<b>\$71,963</b>	<b>\$36,345</b>		<b>\$58,440</b>	
Reserve	\$45,000	\$-42,350	\$3,000		\$28,060	\$23,381		\$0	Given expected reserves of \$70,000 by 12/31/2008 no additional reserves will be collected during 2009
<b>TOTAL EXPENSES</b>	<b>\$98,204</b>	<b>\$27,242</b>	<b>\$80,757</b>	<b>\$47,874</b>	<b>\$123,949</b>	<b>\$77,551</b>		<b>\$82,488</b>	