

**The Pool and Clubhouse at Woodcliffe**

2011 Proposed Budget - \$ 25.00 per unit per month  
 2010 Assessment: \$25.00 per unit per month

	2010 Approved	2010 Projected	Proposed 2011 Budget
<b>INCOME</b>			
Annual Assessments	420,600	420,600	420,600
Interest Income	1,500	1,000	1,000
Recreation Center Income	6,000	6,000	6,000
Pool Guest Fee/Pass Income	2,000	2,000	2,000
Pool Outside Memberships	3,600	3,150	3,000
Less: Reserve Contribution	(78,670)	(78,670)	(78,670)
<b>TOTAL INCOME</b>	<b>355,030</b>	<b>354,080</b>	<b>353,930</b>
<b>EXPENSES:</b>			
<b>GENERAL AND ADMINISTRATIVE:</b>			
Management Fees	34,930	34,583	35,620
Audit	2,500	2,275	1,700
Legal	3,000	0	2,500
Meeting Minutes	1,500	1,200	1,500
Bank Charges	0	21	0
Postage and Mail	3,200	3,000	3,000
Insurance	14,000	14,000	14,000
Printing and Reproduction	4,500	4,200	4,200
Taxes	12,000	4,000	4,000
Social and Recreation	10,000	10,000	10,000
Misc. General and Administrative	500	500	500
Sub-Total	86,130	73,779	77,020
<b>POOL:</b>			
Operation and Management	112,000	112,000	115,000
Repairs	8,000	6,500	7,000
Supplies	3,500	2,000	2,500
Pool building repairs	3,000	2,000	2,500
Pass System	2,500	1,500	2,500
Pool Pass Processing	4,000	4,000	4,000
Swim Team	14,000	14,000	14,000
Sub-Total	147,000	142,000	147,500
<b>COMMUNITY ROOM/BUILDING:</b>			
Maintenance/Repairs	6,200	6,400	6,500
Electrical/Light Repairs	2,500	8,500	3,500
Clubhouse Inspections	1,500	1,200	1,200
Security System Repair/Maintenance	500	0	500
Security System Monitoring	700	700	700
Sub-Total	11,400	16,800	12,400
<b>SHARED UTILITIES:</b>			
Cable	2,000	2,000	2,000
Electricity	29,000	30,000	30,000
Gas	0	750	1,200
Telephone	1,200	1,200	1,200
Water and Sewer	34,000	30,000	30,000
Sub-Total	66,200	63,950	64,400
<b>SITE MAINTENANCE &amp; REPAIR:</b>			
Electrical Repairs	1,000	1,000	1,000
Improvements - Landscaping	4,000	3,000	3,500
Sub-Total	5,000	4,000	4,500
<b>CONTRACT SERVICES:</b>			
Lawn Maintenance and Landscaping	5,300	5,300	5,500
Snow Removal	2,000	4,000	3,000
Janitorial Services	6,000	6,000	6,000
Sub-Total	13,300	15,300	14,500
<b>OTHER EXPENSES</b>			
Capital Expenditure	26,000	100,000	33,610
Sub-Total	26,000	100,000	33,610
<b>TOTAL EXPENSES</b>	<b>355,030</b>	<b>415,829</b>	<b>353,930</b>
<b>NET INCOME/(LOSS)</b>	<b>0</b>	<b>-61,749</b>	<b>0</b>