

MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION 2009 APPROVED BUDGET	2006 ACTUAL YEAR END	2007 ACTUAL YEAR END	2008 ACTUAL YEAR END	2008 APPROVED BUDGET	2009 APPROVED BUDGET	% DIFF. 09 VS. 08 (1) APPR. BUDGET
<b>* INCOME *</b>						
06310-000 General Assessments	\$144,632	\$179,153	\$186,375	\$186,365	\$196,429	5.4%
06350-000 Late Fees	\$2,025	\$2,000	\$1,750	\$1,500	\$2,200	46.7%
06360-000 Collection Cost Reimbursement	\$4,930	\$500	\$2,240	\$1,000	\$1,500	50.0%
06430-000 Interest	\$6,771	\$5,000	\$5,473	\$7,000	\$6,500	-7.1%
06900-000 Miscellaneous Income	\$0	\$0	\$4,665	\$0	\$500	
<b>Total Income</b>	<b>\$158,358</b>	<b>\$186,653</b>	<b>\$200,503</b>	<b>\$195,865</b>	<b>\$207,129</b>	<b>5.8%</b>
<b>* EXPENSES *</b>						
<b>GENERAL &amp; ADMINISTRATIVE</b>						
07140-000 Accounting and Audit	\$1,950	\$2,200	\$1,975	\$2,200	\$2,200	0.0%
07142-000 Architectural Inspections	\$0	\$0	\$0	\$5,000	\$0	-100.0%
07160-000 Bad Debt	\$0	\$0	\$0	\$0	\$0	
07165-000 Bank Charges	\$466	\$650	\$566	\$500	\$600	20.0%
07170-000 CICB Fees (5)	\$0	\$0	\$0	\$0	\$1,000	
07285-000 Taxes - Federal	\$532	\$900	\$696	\$1,200	\$1,200	0.0%
07286-000 Taxes - State	\$151	\$500	(\$19)	\$800	\$600	-25.0%
07295-000 Non-Insurable Losses	\$0	\$100	\$0	\$100	\$100	0.0%
07300-000 Insurance	\$1,717	\$2,500	\$1,873	\$2,500	\$2,500	0.0%
07305-000 Legal - General	\$3,617	\$3,500	\$5,017	\$3,500	\$5,000	42.9%
07310-000 Legal-Collections	\$5,520	\$4,500	\$5,553	\$4,500	\$5,500	22.2%
07320-000 Management Fee	\$29,596	\$30,765	\$32,075	\$32,075	\$33,679	5.0%
07330-000 Miscellaneous	\$327	\$500	\$171	\$409	\$300	-26.7%
07410-000 Office Supplies	\$1,056	\$1,500	\$1,774	\$1,500	\$1,900	26.7%
07420-000 Permits/Licenses	\$25	\$0	\$105	\$25	\$150	500.0%
07425-000 Postage/Delivery	\$1,251	\$1,500	\$2,520	\$1,200	\$3,000	150.0%
07430-000 Printing/Copying	\$2,772	\$2,500	\$3,579	\$2,500	\$4,000	60.0%
07431-000 Resale Preparation	\$0	\$0	\$0	\$0	\$750	
07455-000 Secretarial	\$3,377	\$3,500	\$4,499	\$3,500	\$4,000	14.3%
07460-000 Social Programs	\$36	\$100	\$0	\$100	\$100	0.0%
<b>Total Gen. &amp; Administrative</b>	<b>\$52,393</b>	<b>\$55,215</b>	<b>\$60,384</b>	<b>\$61,609</b>	<b>\$66,579</b>	<b>8.1%</b>
<b>UTILITIES</b>						
08910-000 Electricity	\$2,573	\$3,000	\$568	\$3,000	\$1,000	-66.7%
<b>Total Utility Expense</b>	<b>\$2,573</b>	<b>\$3,000</b>	<b>\$568</b>	<b>\$3,000</b>	<b>\$1,000</b>	<b>-66.7%</b>
<b>MAINTENANCE</b>						
09060-000 General Maintenance (1)	\$835	\$1,000	\$1,921	\$2,000	\$1,500	-25.0%
09061-000 Grounds Maintenance (2)	\$17,523	\$15,000	\$8,398	\$8,500	\$10,462	23.1%
09093-000 Tree Work	\$2,668	\$3,000	\$5,288	\$3,000	\$5,000	66.7%
09135-000 Gen. Maint. Supplies	\$0	\$0	\$0	\$0	\$0	
<b>Total Maintenance Expenses</b>	<b>\$21,026</b>	<b>\$19,000</b>	<b>\$15,607</b>	<b>\$13,500</b>	<b>\$16,962</b>	<b>25.6%</b>
<b>CONTRACTS</b>						
09630-000 Grounds Contract (3)	\$23,004	\$28,000	\$28,050	\$30,600	\$30,906	1.0%
09660-000 Snow Removal Contract	\$1,903	\$6,000	\$1,361	\$6,000	\$5,000	-16.7%
09665-000 Trash Removal Contract	\$38,211	\$34,905	\$38,571	\$38,400	\$40,000	4.2%
09670-000 Doody Calls Contract	\$1,070	\$1,000	\$1,452	\$1,100	\$1,500	36.4%
<b>Total Contracts</b>	<b>\$64,188</b>	<b>\$69,905</b>	<b>\$69,434</b>	<b>\$76,100</b>	<b>\$77,406</b>	<b>1.7%</b>

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<b>RESERVE DEPOSITS</b>						
00000-000 Total Reserve Year End Balance	\$199,556	\$231,000	\$86,922	\$264,073	\$126,836	
09905-000 Replacement Reserve Contrib	\$25,155	\$31,444	\$33,073	\$33,073	\$34,000	2.8%
09906-000 Int Cont Repl Res	\$6,553	\$5,000	\$5,252	\$5,000	\$6,500	30.0%
09910-000 Operating Reserve Contribution	\$1,000	\$3,000	\$3,000	\$3,000	\$3,000	0.0%
<b>Total Reserve Contributions</b>	<b>\$32,708</b>	<b>\$39,444</b>	<b>\$41,325</b>	<b>\$41,073</b>	<b>\$43,500</b>	<b>5.9%</b>
<b>TOTAL EXPENSES</b>	<b>\$172,888</b>	<b>\$186,564</b>	<b>\$187,318</b>	<b>\$195,282</b>	<b>\$205,447</b>	<b>5.2%</b>
<b>NET</b>	<b>(\$14,530)</b>	<b>\$89</b>	<b>\$13,185</b>	<b>\$583</b>	<b>\$1,682</b>	
<b>Association Fee Increase:</b>				<b>2008</b>	<b>2009 - 1</b>	
<i>Federal Consumer Price Index (CPI)</i>				3.70%	5.40%	
<b>Quarterly Fee</b>	<b>\$251.00</b>	<b>\$251.00</b>		<b>\$260.3</b>	<b>\$274.36</b>	
(1) General Maintenance Includes: expenses for maintenance of common elements (retaining walls, railing, etc) due to wear, age and abuse.						
(2) Grounds Maintenance Includes: expenses for improvements, enhancements of landscape not covered by Landscape contract.						
(3) Grounds Contract Includes: expenses associated with the contract to maintain common area, turf, front yards, shrubs & trees (Valleycrt).						
(4) Total reserve year end balance reflects new asphalt paving project completed in 2008				<b>\$185,877</b>		
(5) Annual Report Filing Fees for (CICB) Common Interest Community Board, new legislation adopted by VA General Assembly during 2008 session.						