

MARSHALL HEIGHTS		2009	2010	2011	2011	2012	% DIFF.
HOMEOWNERS ASSOCIATION		ACTUAL	ACTUAL	APPROVED	ACTUAL	APPROVED	11 VS. 12
2012 APPROVED BUDGET		YEAR END	YEAR END	BUDGET	AS OF 10/31/11	BUDGET	APPR. BUDGET
* INCOME *		179 UNITS	179 UNITS	179 UNITS	179 &190 (6)	190 UNITS (6)	
06310-000	General Assessments	\$196,442	\$200,373	\$200,371	\$206,016	\$216,945	8.3%
06350-000	Late Fees	\$2,050	\$1,700	\$1,500	\$2,005	\$1,200	-20.0%
06360-000	Collection Cost Reimbursement	\$2,334	\$2,896	\$2,000	\$2,181	\$2,000	0.0%
06375-000	Plaque Income	\$0	\$0	\$0	\$5,941	\$1,327	
06430-000	Interest	\$3,522	\$2,759	\$2,500	\$2,694	\$2,600	4.0%
06900-000	Miscellaneous Income	\$4,732	(\$1,215)	\$500	\$750	\$500	0.0%
Total Income		\$209,080	\$206,512	\$206,871	\$219,587	\$224,572	8.6%
* EXPENSES *							
GENERAL & ADMINISTRATIVE							
07140-000	Accounting and Audit	\$2,050	\$2,000	\$2,200	\$2,100	\$2,200	0.0%
07142-000	Architectural Inspections	\$0	\$0	\$0	\$0	\$0	
07160-000	Bad Debt	\$0	\$0	\$0	\$0	\$0	
07165-000	Bank Charges	\$622	\$250	\$100	\$325	\$450	350.0%
07170-000	CICB Fees (5)	\$142	\$178	\$300	\$183	\$200	-33.3%
07285-000	Taxes - Federal	\$1,000	(\$788)	\$1,000	(\$1,071)	\$500	-50.0%
07286-000	Taxes - State	\$400	(\$711)	\$400	\$0	\$300	-25.0%
07295-000	Non-Insurable Losses	\$0	\$0	\$100	\$0	\$1,000	900.0%
07300-000	Insurance	\$1,893	\$1,985	\$2,300	\$2,178	\$2,300	0.0%
07305-000	Legal - General	\$4,275	\$5,470	\$4,500	\$1,248	\$3,000	-33.3%
07310-000	Legal-Collections	\$6,294	\$10,970	\$7,000	\$5,974	\$7,000	0.0%
07320-000	Management Fee	\$33,679	\$35,046	\$37,499	\$31,249	\$38,624	3.0%
07330-000	Miscellaneous	\$1,422	\$551	\$500	(\$3)	\$300	-40.0%
07410-000	Office Supplies	\$1,496	\$1,612	\$2,200	\$1,752	\$2,200	0.0%
07420-000	Permits/Licenses	\$25	\$25	\$100	\$0	\$100	0.0%
07425-000	Postage/Delivery	\$1,904	\$1,286	\$2,500	\$1,520	\$2,200	-12.0%
07430-000	Printing/Copying	\$2,998	\$2,594	\$3,260	\$2,793	\$3,200	-1.8%
07431-000	Resale Preparation	\$0	\$0	\$250	\$0	\$250	0.0%
07455-000	Secretarial	\$4,440	\$4,142	\$4,500	\$4,720	\$6,000	33.3%
07460-000	Social Programs	\$0	\$0	\$100	\$0	\$286	186.0%
Total Gen. & Administrative		\$62,640	\$64,609	\$68,809	\$52,968	\$70,110	1.9%
UTILITIES							
08910-000	Electricity	\$595	\$555	\$650	\$472	\$650	0.0%
Total Utility Expense		\$595	\$555	\$650	\$472	\$650	0.0%
MAINTENANCE							
09060-000	General Maintenance (1)	\$3,483	\$2,994	\$2,000	\$1,394	\$2,200	10.0%
09061-000	Grounds Maintenance (2)	\$15,708	\$6,893	\$11,000	\$7,326	\$16,050	45.9%
09093-000	Tree Work	\$7,238	\$12,470	\$10,000	\$4,826	\$19,254	92.5%
Total Maintenance Expenses		\$26,429	\$22,357	\$23,000	\$13,545	\$37,504	63.1%
CONTRACTS							
09630-000	Grounds Contract (3)	\$30,466	\$31,007	\$31,212	\$23,851	\$20,676	-33.8%
09660-000	Snow Removal Contract	\$7,928	\$10,355	\$5,000	\$5,825	\$6,000	20.0%
09665-000	Trash Removal Contract	\$38,396	\$38,395	\$38,500	\$28,797	\$38,500	0.0%
09670-000	Doody Calls Contract	\$2,428	\$1,847	\$2,200	\$1,958	\$2,200	0.0%
Total Contracts		\$79,218	\$81,604	\$76,912	\$60,430	\$67,376	-12.4%
RESERVE DEPOSITS							
00000-000	Total Reserve Year End Balance (4)	\$119,464	\$118,110	\$150,110	\$239,053	\$255,053	
09905-000	Replacement Reserve Contrib	\$34,000	\$31,700	\$32,000	\$32,000	\$41,327	29.1%
09906-000	Int Cont Repl Res	\$3,474	\$2,759	\$2,500	\$2,083	\$2,600	4.0%
09910-000	Operating Reserve Contribution	\$3,000	\$3,000	\$3,000	\$3,000	\$5,000	66.7%
Total Reserve Contributions		\$40,474	\$37,459	\$37,500	\$37,083	\$48,927	30.5%
TOTAL EXPENSES		\$209,356	\$206,584	\$206,871	\$164,499	\$224,567	8.6%
NET		(\$276)	(\$72)	(\$0)	\$55,088	\$5	
Association Fee Increase:		2009	2010	2011		2012	
<i>C.P.I. % Increase from Previous Year</i>		5%	2%	0%		2%	

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2012 APPROVED BUDGET	YEAR END	YEAR END	BUDGET	AS OF 10/31/11	BUDGET	APPR. BUDGET
Quarterly Fee	\$274.36	\$279.85	\$279.85		\$285.45	
(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 (Davey).						
(4) Total Reserve End Balance: includes \$24,000 estimated cost for retaining wall design & replacement (Dominion Way & Marshall Hts. Ct.) end of 2011.						
(5) CICB annual fees paid to the Common Interest Community Board based on 2008 legislative changes.						
(6) Assessments are higher than budgeted because of payments for the 11 CarrHomes, prorated for 3rd quarter and full payment for 4th quarter						
2011 and full 4 quarters payment for 2012 onward.						