

MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION 2014 APPROVED BUDGET	2011 ACTUAL YEAR END	2012 ACTUAL YEAR END	2013 APPROVED BUDGET	2013 ACTUAL AS OF 10/31/2013	2014 APPROVED BUDGET	% DIFF. 13 VS. 14 APPR. BUDGET
* INCOME *	179 &190	190 UNITS	190 UNITS (5)	190 UNITS (5)	190 UNITS (5)	
06310-000 General Assessments	\$205,550	\$216,942	\$221,282	\$221,282	\$221,281	0.0%
06350-000 Late Fees	\$1,730	\$1,500	\$1,300	\$2,355	\$1,300	0.0%
06360-000 Collection Cost Reimburs	\$3,293	\$1,869	\$2,000	\$5,341	\$500	-75.0%
06375-000 Plaque Income	\$5,976	\$943	\$349	\$244	\$244	-30.0%
06430-000 Interest	\$2,982	\$1,841	\$2,000	\$1,974	\$2,000	0.0%
06900-000 Miscellaneous Income	\$775	\$360	\$500	\$3,151	\$300	-40.0%
Total Income	\$220,306	\$223,455	\$227,431	\$234,346	\$225,625	-0.8%
* EXPENSES *						
GENERAL & ADMINISTRATIVE						
07140-000 Accounting and Audit	\$2,100	\$2,150	\$2,200	\$2,200	\$2,250	2.3%
07142-000 Architectural Inspections	\$0	\$3,108	\$3,200	\$4,156	\$4,200	31.3%
07160-000 Bad Debt	\$0	\$1,609	\$200	\$0	\$200	0.0%
07165-000 Bank Charges	\$350	\$295	\$350	\$275	\$350	0.0%
07170-000 CICB Fees (4)	\$183	\$190	\$200	\$192	\$200	0.0%
07285-000 Taxes - Federal	(\$1,071)	\$0	\$500	\$0	\$500	0.0%
07286-000 Taxes - State	\$0	\$0	\$300	\$0	\$300	0.0%
07295-000 Non-Insurable Losses	\$0	\$360	\$1,000	\$0	\$0	-100.0%
07300-000 Insurance	\$2,178	\$2,323	\$2,600	\$2,663	\$2,700	3.8%
07305-000 Legal - General	\$3,747	\$5,354	\$3,000	\$3,331	\$3,000	0.0%
07310-000 Legal-Collections	\$6,979	\$9,101	\$7,000	\$6,272	\$6,000	-14.3%
07320-000 Management Fee	\$37,499	\$38,624	\$39,937	\$33,281	\$40,736	2.0%
07330-000 Miscellaneous	(\$3)	\$311	\$300	\$60	\$100	-66.7%
07410-000 Office Supplies	\$1,919	\$1,611	\$2,100	\$1,470	\$2,000	-4.8%
07420-000 Permits/Licenses	\$0	\$89	\$100	\$25	\$100	0.0%
07425-000 Postage/Delivery	\$1,857	\$1,178	\$2,100	\$863	\$2,000	-4.8%
07430-000 Printing/Copying	\$3,673	\$2,874	\$3,000	\$1,123	\$2,500	-16.7%
07431-000 Resale Preparation	\$0	\$0	\$250	\$0	\$200	-20.0%
07455-000 Secretarial	\$5,512	\$2,822	\$4,200	\$2,534	\$3,000	-28.6%
07460-000 Social Programs	\$0	\$0	\$286	\$0	\$0	-100.0%
Total Gen. & Administrative	\$64,924	\$71,999	\$72,823	\$58,444	\$70,336	
UTILITIES						
08910-000 Electricity	\$568	\$567	\$650	\$480	\$600	-7.7%
Total Utility Expense	\$568	\$567	\$650	\$480	\$600	-7.7%
MARSHALL HEIGHTS	2011	2012	2013	2013	2014	% DIFF.

HOMEOWNERS ASSOCIATION 2014 APPROVED BUDGET	ACTUAL YEAR END	ACTUAL YEAR END	APPROVED BUDGET	ACTUAL AS OF 10/31/2013	APPROVED BUDGET	13 VS. 14 APPR. BUDGET
MAINTENANCE						
09060-000 General Maintenance (1)	\$1,679	\$4,600	\$2,200	\$1,311	\$2,034	-7.5%
09061-000 Grounds Maintenance (2)	\$15,674	\$32,803	\$17,000	\$6,408	\$16,000	-5.9%
09093-000 Tree Work	\$4,826	\$25,265	\$16,500	\$20,360	\$14,200	-13.9%
Total Maintenance Expenses	\$22,179	\$62,668	\$35,700	\$28,079	\$32,234	-9.7%
CONTRACTS						
09630-000 Grounds Contract (3)	\$27,248	\$24,114	\$26,895	\$25,663	\$32,500	20.8%
09660-000 Snow Removal Contract	\$5,825	\$665	\$6,000	\$1,570	\$4,000	-33.3%
09665-000 Trash Removal Contract	\$35,196	\$38,396	\$40,766	\$30,173	\$40,755	0.0%
09670-000 Doody Calls Contract	\$2,294	\$2,539	\$2,300	\$1,946	\$2,600	13.0%
Total Contracts	\$70,563	\$65,714	\$75,961	\$59,352	\$79,855	5.1%
RESERVE DEPOSITS						
00000-000 Total Reserve Year End Balance	\$239,053	\$271,095	\$309,078	\$285,656	\$323,075	See note 6
09905-000 Replacement Reserve Contrib	\$32,000	\$41,327	\$38,100	\$38,100	\$38,100	0.0%
09906-000 Int Cont Repl Res	\$2,986	\$1,841	\$2,000	\$1,974	\$2,000	0.0%
09910-000 Operating Reserve Contributio	\$3,000	\$5,000	\$2,198	\$2,198	\$2,500	13.7%
Total Reserve Contributions	\$37,986	\$48,168	\$42,298	\$42,272	\$42,600	0.7%
TOTAL EXPENSES	\$196,219	\$249,117	\$227,433	\$188,627	\$225,625	-0.8%
NET	\$24,086	(\$25,662)	(\$2)	\$45,720	\$0	
Association Fee Increase:	2011	2012	2013		2014	
<i>% Increase from Previous Year</i>	<i>0%</i>	<i>0%</i>	<i>2%</i>		<i>0%</i>	
Quarterly Fee	\$285.45	\$285.45	\$291.16		\$291.16	
(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 (Brickman).						
(4) CICB annual fees paid to the Common Interest Community Board based on 2008 legislative changes.						
(5) Assessments are for 190 units						
(6) \$323,075 includes current reserves (\$281.475 + FY14 contributions (\$42,600)). Association anticipates drainage work, as such, this number will be						