

**TEAL LAKE VILLAGE****2010 BUDGET PROJECTION AND OUTYEARS 2011-2012**

ASSUMPTIONS: LANDSCAPE CONTRACT APPROVAL AND 3% INFLATION

	2008	2009	2009	2010	2011	2012
	ACTUAL	PLAN	EST	PLAN	PROJ	PROJ
<b>BEGINNING CASH BALANCE:</b>	<b>45128</b>	<b>41039</b>	<b>41039</b>	<b>69089</b>	<b>72810</b>	<b>111550</b>
<b>REVENUES</b>						
HOMEOWNER'S DUES	178736	176400	176400	176400	176400	176400
INTEREST INCOME (CD)	1326	450	335	450	450	450
\$400 DUES CREDIT JAN 01, 2010				(39,200)		
<b>TOTAL REVENUES:</b>	<b>180062</b>	<b>176850</b>	<b>176735</b>	<b>137650</b>	<b>176850</b>	<b>176850</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES</b>						
ACCOUNTING	2100	2100	2350	2163	2228	2295
BANKING CHARGES	20		48		0	0
INSURANCE	2137	2187	2187	2263	2331	2401
LEGAL		100		103	106	109
POSTAGE/OFFICE	476	525	291	541	557	574
<b>TOTAL ADMINISTRATIVE EXPENSES:</b>	<b>4733</b>	<b>4912</b>	<b>4876</b>	<b>5070</b>	<b>5222</b>	<b>5379</b>
<b>LANDSCAPING EXPENSES</b>						
LANDSCAPING CONTRACT	158840	148477	136105	112648	116028	119509
LANDSCAPING MISCL	335	1000	1050	1060	1100	1150
WSST at 8.4%				9551	9839	10135
<b>TOTAL LANDSCAPING EXPENSES:</b>	<b>159175</b>	<b>149477</b>	<b>137155</b>	<b>123259</b>	<b>126967</b>	<b>130794</b>
<b>REPAIRS AND MAINTENANCE</b>						
HOLDING POND	8363	2000	2000	3250	3500	3750
GENERAL MAINTENANCE	-65	500	500	515	530	546
ENTRANCE SIGN			2500			
<b>TOTAL REPAIRS AND MAINTENANCE:</b>	<b>8298</b>	<b>2500</b>	<b>5000</b>	<b>3765</b>	<b>4030</b>	<b>4296</b>
<b>TAXES</b>						
FEDERAL TAX		100		103	106	109
JEFFCO COUNTY PROPERTY TAX	18	20	18	21	22	22
TAX PREPARATION	250	250	226	258	266	274
<b>TOTAL TAX EXPENSES:</b>	<b>268</b>	<b>370</b>	<b>244</b>	<b>382</b>	<b>393</b>	<b>405</b>
<b>UTILITIES</b>						
CABLE TV	10712					
ELECTRIC	276	290	290	299	308	317
WATER	689	1000	1000	1030	1061	1093
WEBSITE		120	120	124	128	132
<b>TOTAL UTILITIES EXPENSES:</b>	<b>11677</b>	<b>1410</b>	<b>1410</b>	<b>1453</b>	<b>1497</b>	<b>1541</b>
<b>TOTAL EXPENSES:</b>	<b>184151</b>	<b>158669</b>	<b>148685</b>	<b>133929</b>	<b>138109</b>	<b>142416</b>
<b>NET INCOME/LOSS:</b>	<b>(4,089)</b>	<b>18181</b>	<b>28050</b>	<b>3721</b>	<b>38741</b>	<b>34434</b>
<b>ENDING CASH BALANCE:</b>	<b>41039</b>	<b>59220</b>	<b>69089</b>	<b>72810</b>	<b>111550</b>	<b>145984</b>