



SOARING EAGLE RANCH

Preliminary 2009 Budget

	2009 BUDGET	
<b>INCOME:</b>		
HOA DUES (FOR 2008 - 114 lots @\$ 500 each/2009=\$518)	\$ 59,052.00	3.6%increase per index
Covenant Violation Fines	250.00	
Interest Income	1,500.00	
Lake Easement (one time event)	-	
Miscellaneous Income/Late Fees	2,500.00	
Water Rental Income (Unpredictable)	-	
<b>TOTAL INCOME:</b>	<u>63,302.00</u>	
<b>EXPENSES:</b>		
<b>Administrative</b>		
Accounting	250.00	
Bad Debt Expense	1,000.00	
Insurance	2,500.00	
Legal	1,500.00	
Management	7,560.00	
Miscellaneous	100.00	
Office Expense	500.00	
Taxes	30.00	
Web Site Expense	10.00	
<b>Total Administrative</b>	<u>13,450.00</u>	
<b>Maintenance</b>		
Irrigation/Pump House (Start up, Shut Down, etc.)	3,600.00	
Landscaping - Contract, Mow/Trim Entrance	8,000.00	
Landscaping - Contract, Common Area Field Mowing	11,000.00	
Landscaping - Non Contract, Weed Control & Seeding	2,000.00	
Maintenance & Supplies (General Clean-up, Fencing etc.)	700.00	
Maint-Homeowner Septic Inspections	800.00	
Annual flower bed plantings & clean-up	100.00	
Signage, (repair, replace, maintain)	250.00	
Snow Removal	3,000.00	
Sprinkler Repairs/Winterization	1,000.00	
Street Sweeping	700.00	
<b>Total Maintenance</b>	<u>31,150.00</u>	
<b>Utilities</b>		
Electricity	12,000.00	
Water & Sewer	3,700.00	
<b>Total Utilities</b>	<u>15,700.00</u>	
<b>TOTAL EXPENSES</b>	<u>60,300.00</u>	
<b>NET INCOME/LOSS:</b>	<u>\$ 3,002.00</u>	