Kings Crossing Place Townhomes

2009 Approved Operational Budget

$180 dues/$50 Reserves

	G/L Acc't #	2008 Estimated	Annual Estimated	Jan-09 Estimated	Feb-09 Estimated	Mar-09 Estimated	Apr-09 Estimated	May-09 Estimated	Jun-09 Estimated	Jul-09 Estimated	Aug-09 Estimated	Sep-09 Estimated	Oct-09 Estimated	Nov-09 Estimated	Dec-09 Estimated
Revenue															
Association Dues	400	$ 10,800.00	$ 10,800.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00	$ 900.00
Special Assessments	445	$ -	$ -												
Interest Income	470	$ 8.79	$ 8.76	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73	$ 0.73
Finance Charges	485	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Miscellaneous	450	$ -	$ -												
Total Revenue		$ 10,808.79	$ 10,808.76	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73	$ 900.73
Operating Expenses															
Property Management - CMC	505	$ 1,200.00	$ 1,200.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00
Business Management Fee	506	$ 2,400.00	$ 2,400.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00
Snow Removal	520	$ -	$ 200.00	$ -	$ -	$ 200.00									
Pool Fees - Silverado II	525	$ 200.00	$ 600.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00
Easement Maintenance - Silverado II	530	$ -	$ -												
Insurance	550	$ 2,382.50	$ 2,850.00	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50	$ 237.50
Window Washing	555	$ -	$ 400.00							$ 400.00					
Bank Charges	570	$ 15.00	$ -												
Extraordinary Maintenance	575	$ 284.00	$ -												
Trash Removal	585	$ 869.42	$ 900.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00
Other Expense	590	$ -	$ 550.00	$ -	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00
			$ -												
Total Operating Expenses		$ 7,350.92	$ 9,100.00	$ 662.50	$ 712.50	$ 912.50	$ 712.50	$ 712.50	$ 712.50	$ 1,112.50	$ 712.50	$ 712.50	$ 712.50	$ 712.50	$ 712.50
Net Operating Gain/Loss Before Capital Expenses		$ 3,457.87	$ 1,708.76	$ 238.23	$ 188.23	$ (11.77)	$ 188.23	$ 188.23	$ 188.23	$ (211.77)	$ 188.23	$ 188.23	$ 188.23	$ 188.23	$ 188.23