

**HILLWOOD  
REVISED 2009 AND APPROVED 2010 BUDGET**

		CURRENT APPROVED BUDGET	Revised Budget based on projected Year End	\$35 - \$43 est. Increase #1 - Recommended Adjustment 15.0%	
		2009	2009	2010	2010
		APPROVED BUDGET	APPROVED REVISED BUDGET	APPROVED BUDGET	APPROVED MO
<b>INCOME</b>					
4100	Homeowners Dues	226,866	226,866	260,898	21,741
	Reserve Contribution	(50,271)	(12,567)	(49,800)	(4,150)
	<b>Total Income:</b>	<b>176,595</b>	<b>214,299</b>	<b>211,098</b>	<b>17,591</b>
<b>OTHER INCOME</b>					
	2008 Loss	-	(37,683)	-	-
	2009 Loss	-	-	(2,982)	(249)
	2009 Reserves Shortfall	-	-	-	-
	<b>Total Income:</b>	<b>176,595</b>	<b>176,616</b>	<b>208,116</b>	<b>17,343</b>
<b>EXPENSES</b>					
5010	Payroll - Part-time Janitor	-	3,840	7,680	640
5020	Payroll - Taxes & L & I	-	576	1,160	97
5100	Audit/Legal/Taxes	2,000	3,176	8,000	667
5120	Management Fee	18,605	18,321	18,965	1,580
5250	Insurance	23,600	15,905	16,860	1,405
	Earthquake	-	-	-	-
5251	Insurance Deductible	-	-	10,000	833
5253	Contingency	-	-	10,000	833
5300	Office Expense; CDC/BOD	1,700	2,500	2,500	208
5500	Licenses and Permits	1,300	935	1,000	83
5610	Social Committee	200	200	-	-
5720	Reserve Study	-	1,590	1,590	133
	Building Engineer Study (MR)	-	-	-	-
	<b>Total General &amp; Administrative Expenses:</b>	<b>47,405</b>	<b>47,043</b>	<b>77,755</b>	<b>6,480</b>
<b>UTILITIES</b>					
6000	Electricity	10,000	8,400	8,400	700
6200	Garbage Disposal	34,100	35,470	37,245	3,104
6300	Water	17,300	18,830	19,775	1,648
6400	Sewer	19,000	17,240	18,105	1,509
6600	Phone Lines	450	450	475	40
	<b>Total Utilities:</b>	<b>80,850</b>	<b>80,390</b>	<b>84,000</b>	<b>7,000</b>
<b>MAINTENANCE</b>					
7000	Landscape Maintenance	17,500	16,940	17,500	1,458
7020	Landscape/Grounds Maint. Other	1,500	1,500	1,500	125
7025	Cleaning Contract	11,040	8,050	-	-
7050	Building Maint & Repair	6,000	10,000	8,000	667
7060	Gutter Cleaning	1,800	1,300	2,500	208
7150	Pool Maintenance & Repair	4,000	6,000	3,500	292
7200	Clubhouse - Supplies	2,400	1,200	1,200	100
7300	Window Cleaning	-	-	1,260	105
7420	Dryer Vent Cleaning	-	1,000	1,400	117
7450	Chimney Insp/Repair	-	1,800	1,850	154
7525	Fire Protection/Inspection	2,100	1,575	1,653	138
7550	Pest Control	2,000	2,800	2,940	245
	<b>Total Maintenance Expenses:</b>	<b>48,340</b>	<b>52,165</b>	<b>43,303</b>	<b>3,609</b>
<b>TOTAL OPERATING EXPENSE:</b>		<b>176,595</b>	<b>179,598</b>	<b>205,058</b>	<b>17,088</b>
<b>Total Operating Income/Loss:</b>		<b>-</b>	<b>(2,982)</b>	<b>3,057</b>	<b>255</b>
			Note: \$37,702 not funded to reserves		

This Budget is for planning purposes only and is an estimation for future needs of the Association. The actual projects scheduled are evaluated and determined each year by the Board of Directors.