

Emerald Valley Homeowner's Association

Annual Budget 2009-2010

Revenue	*6-Month Period*	*12-Month Period*
Actual Homeowner Takeover Period 9/1/08 through 2/28/09	Projected for Period Ending 2/28/10	
Homeowner Dues	52,018.00	89,280.00
Interest Income	3.00	200.00
TOTAL REVENUE	52,021.00	89,480.00
Expenses		
Ground Maintenance	21,595.00	37,020.00
Ponds	4,886.00	8,376.00
Other Maintenance	-	1,000.00
Insurance	1,989.00	3,450.00
Professional Fees:		
Accounting	4,600.00	4,000.00
Legal	1,200.00	1,500.00
Other Professional	-	500.00
Postage/Office Expense	600.00	700.00
Property Tax	7,624.00	7,850.00
Utilities-EPUD	3,500.00	7,500.00
Miscellaneous	-	1,000.00
TOTAL EXPENSES	45,994.00	72,896.00
Replacement Reserves		
Street Light	1,200.00	1,200.00
Pumps	720.00	3,720.00
Aerators	180.00	1,180.00
Water Change (Ponds)	1,200.00	1,700.00
Landscape	1,000.00	2,500.00
Sprinklers	240.00	740.00
TOTAL RESERVES	4,540.00	11,040.00
CASH RESERVE (DEFICIT)	1,487.00	5,544.00

*Prepared by Black Morgan Accounting