

## CPHA Budget 2005

	Budgeted 2004	YTD‡	Proj expenses to end of yr	Proj Actual 2004	Difference	Budget 2005	Pmts	Amount	Mo dues			
									Units	per unit	Mo Total	
<b>Income:</b>												
Dues income*	64,842	51,965	10,800	62,765	(2,077)	69,300	12	5,775.00	Phase I	52	66.00	3,432.00
Interest income									Phase II	17	66.00	1,122.00
Miscellaneous income	50	743		743	693				Phase III	40	27.50	1,100.00
	<b>64,892</b>	<b>52,708</b>	<b>10,800</b>	<b>63,508</b>	<b>(1,384)</b>	<b>69,300</b>			Lots	11	11.00	121.00
		‡as of 10/26										<b>5,775.00</b>
*2004 est. \$5400/mo.												
<b>Expenses:</b>												
Administrative***	1,500	756	75	831	(669)	1,000						
Insurance (D&O)	2,300	1,260		1,260	(1,040)	1,400						
Insurance (Liability)	2,256	1,922	498	2,421	165	2,678						
Insurance (Property)**	32,445	27,650	7,170	34,819	2,375	38,522						
Lawn service	12,000	7,800	2,550	10,350	(1,650)	10,800	12	850	600 bush hogging			
Pest control (Termites)**	1,500	1,500		1,500	-	1,500						
Pool	2,500	2,290	585	2,875	375	2,340	12	195				
Professional (Accounting)	6,200	4,700	1,500	6,200	-	6,200	12	500				
Professional (Legal)	500	477	200	677	177	500						
Taxes	55		75	75	20	75						
Utilities (Electricity)	2,300	2,085	460	2,545	245	3,000						
Utilities (Water/sewer)	250	228	60	288	38	450						
	<b>63,805</b>	<b>50,668</b>	<b>13,173</b>	<b>63,841</b>	<b>36</b>	<b>68,465</b>						
** Phases I & II only												
<b>Profit (Loss)</b>	<b>1,087</b>			<b>(333)</b>		<b>835</b>						

## \*\*\*Administrative:

1. Administrative	134
2. Bank service charges	22
3. Court costs	150
4. Licenses & permits	5
5. Postage & delivery	393
6. Printing & reproduction	52
Total administrative	<b>756</b>

## Insurance:

	29,572	7,668	41,200	
property	93.5%			2 mo. @ 38,000/10
liability	6.5%			8 mo. @ 42,000/10 (est. 10% increase)

## Monthly Dues Breakdown

	<u>Budget 2005</u>	Townhouses	Garden homes	Lots
<b>Income:</b>				
Dues income*	69,300	69	40	11
Interest income				
Miscellaneous income				
	<u>69,300</u>			
*2004 est. \$5400/mo.				
<b>Monthly share:</b>				
<b>Expenses:</b>				
Administrative***	1,000	0.69	0.69	0.69
Insurance (D&O)	1,400	0.97	0.97	0.97
Insurance (Liability)	2,678	1.86	1.86	1.86
Insurance (Property)**	38,522	46.52		
Lawn service	10,800	8.26	8.26	
Pest control (Termites)**	1,500	1.81		
Pool	2,340	1.79	1.79	
Professional (Accounting)	6,200	4.31	4.31	4.31
Professional (Legal)	500	0.35	0.35	
Taxes	75	0.05	0.05	0.05
Utilities (Electricity)	3,000	2.08	2.08	2.08
Utilities (Water/sewer)	450	0.31	0.31	0.31
	<u>68,465</u>	<u>69.01</u>	<u>20.67</u>	<u>10.28</u>
<b>Profit (Loss)</b>	<u><u>835</u></u>			

\*\* Phases I & II only

\*\*\*Administrative breakdown on previous page