

WHITTIER COMMUNITY ASSOCIATION, INC.
 2009 OPERATING BUDGET
 January 1, 2009 through December 31, 2009
 GENERAL ASSOCIATION (All Homes) BUDGET SUMMARY

Annual Assessment: \$263.00 6.0% Increase over 2008

ANNUAL	2008	\$
TOTAL:	Total	Change

INCOME:

Residential Assessments:	\$390,763.21	\$363,464.67	\$27,298.54
Lakefront Center Assessment	\$1,040.00	\$0.00	\$1,040.00
Capital-Builder	\$0.00	\$1,800.00	(\$1,800.00)
Capital-Homeowner	\$1,440.00	\$1,440.00	\$0.00
Outside Pool Memberships	\$17,000.00	\$18,000.00	(\$1,000.00)
Misc. Income - Pool Passes	\$7,400.00	\$5,400.00	\$2,000.00
Swim Team Income	\$1,400.00	\$1,200.00	\$200.00
Misc. Income - Newsletter	\$300.00	\$300.00	\$0.00
Interest Income	\$3,012.38	\$3,793.27	(\$780.89)
ADJUSTED INCOME:	\$422,355.59	\$395,397.94	\$26,957.65

EXPENSES:

Reserve Contributions:

Gross Contribution	\$35,900.00	\$34,400.00	\$1,500.00
<i>Sub-Total:</i>	\$35,900.00	\$34,400.00	\$1,500.00
Less: Reserve Interest:	(\$13,601.73)	(\$13,573.05)	\$28.68
Net Reserve Contribution:	\$22,298.27	\$20,826.95	\$1,471.32

General & Administrative:

Management, Audit, Legal, Professional & Banking Fees	\$79,676.05	\$78,579.75	\$1,096.30
Postage, Printing, Newsletter, Coupons	\$19,320.82	\$19,344.38	(\$23.56)
Insurance	\$38,150.00	\$37,595.00	\$555.00
Bad Debt Expense	\$38,150.00	\$37,595.00	\$555.00
Income Tax	\$6,094.24	\$3,639.95	\$2,454.29
Record Storage, Miscellaneous, Meetings	\$3,598.00	\$2,400.00	\$1,198.00
Electricity	\$480.00	\$360.00	\$120.00
Social & Recreation	\$6,000.00	\$0.00	\$6,000.00
<i>Sub-Total:</i>	\$158,319.11	\$141,919.08	\$16,400.03

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ANNUAL TOTAL:	2008 Total	\$ Change
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Pool Operation:

Management, Pool Pass Admin.	\$121,567.45	\$119,672.08	\$1,895.37
Repairs, Supplies, Miscellaneous	\$16,260.00	\$16,350.00	(\$90.00)
Utilities: Telephone; Electric; Water & Sewer	\$30,110.00	\$24,810.00	\$5,300.00
<i>Sub-Total:</i>	\$167,937.45	\$160,832.08	\$7,105.37

Site Improvement:

Landscaping Improvements	\$12,500.00	\$12,000.00	\$500.00
Capitol Improvements	\$7,300.00	\$7,300.00	\$0.00
<i>Sub-Total:</i>	\$19,800.00	\$19,300.00	\$500.00

General Maintenance:

Site Maintenance & Repair	\$3,600.00	\$3,600.00	\$0.00
<i>Sub-Total:</i>	\$3,600.00	\$3,600.00	\$0.00

Contract Maintenance:

Grounds Maintenance	\$45,851.00	\$44,368.00	\$1,483.00
Snow Clearing	\$4,550.00	\$4,550.00	\$0.00
<i>Sub-Total:</i>	\$50,401.00	\$48,918.00	\$1,483.00

Operating Contingency

	\$0.00	\$0.00	\$0.00
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TOTAL EXPENSES:

	\$422,355.83	\$395,396.11	\$26,959.72
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NET INCOME/(LOSS)

	(\$0.25)	\$1.83	(\$2.08)
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WHITTIER COMMUNITY ASSOCIATION, INC.
 2009 OPERATING BUDGET
 January 1, 2009 through December 31, 2009
 SUPPLEMENTAL TOWNHOUSE BUDGET (Townhomes Only)

Annual Assessment: \$202.00 2.4% Increase over 2008

ANNUAL	2008	\$
TOTAL:	Total	Change

INCOME:

Residential Assessments:	\$110,696.00	\$108,120.40	\$2,575.60
ADJUSTED INCOME:	\$110,696.00	\$108,120.40	\$2,575.60

EXPENSES:

Reserve Contributions:

Gross Contribution	\$27,000.00	\$26,500.00	\$500.00
<i>Sub-Total:</i>	\$27,000.00	\$26,500.00	\$500.00
Less: Reserve Interest:	(\$3,036.45)	(\$3,027.39)	(\$9.06)
Net Reserve Contribution:	\$23,963.55	\$23,472.61	\$490.94

Administrative Expense:

Bad Debt Expense	\$2,800.00	\$2,800.00	\$0.00
Annual Property Inspection	\$3,714.00	\$3,714.00	\$0.00
<i>Sub-Total:</i>	\$6,514.00	\$6,514.00	\$0.00

General Maintenance:

Lawn Maintenance	\$59,228.00	\$57,228.00	\$2,000.00
Landscaping Improvements	\$5,000.00	\$5,000.00	\$0.00
Snow Clearing	\$16,000.00	\$15,900.00	\$100.00
<i>Sub-Total:</i>	\$80,228.00	\$78,128.00	\$2,100.00

TOTAL EXPENSES:

	\$110,705.55	\$108,114.61	\$2,590.94
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NET INCOME/(LOSS)

	(\$9.55)	\$0.00	(\$9.55)
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WHITTIER COMMUNITY ASSOCIATION, INC. 2009 OPERATING BUDGET January 1, 2009 through December 31, 2009 SUPPLEMENTAL TOWNHOUSE BUDGET (Townhomes Only)

Annual Assessment:	\$17.00	3.0% Increase over 2008
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ANNUAL TOTAL:	2008 Total	\$ Change
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INCOME:

Residential Assessments:	\$5,525.00	\$5,412.00	\$113.00
ADJUSTED INCOME:	\$5,525.00	\$5,412.00	\$113.00

EXPENSES:

General Maintenance:

Annual Property Inspections	\$2,182.00	\$2,182.00	\$0.00
Lawn Maintenance	\$2,400.00	\$2,400.00	\$0.00
Snow Clearing	\$943.00	\$830.00	\$113.00
<i>Sub-Total:</i>	\$5,525.00	\$5,412.00	\$113.00

TOTAL EXPENSES:	\$5,525.00	\$5,412.00	\$113.00
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NET INCOME/(LOSS)	\$0.00	\$0.00	\$0.00
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