

McNair Master Association
2008 FY Budget
For 1/1/2008 To 12/31/2008

18-Oct-07

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	08 Total	% of Rev	07FY
INCOME:															
1 Annual Assessments (Benefited) / 1107 Units	22,325	22,325	22,325	22,325	22,325	22,325	22,325	22,325	22,325	22,325	22,325	22,325	267,900	75.4%	267,894
2 Annual Assessments (SF, Non-Benefited) / 67 Units	363	363	363	363	363	363	363	363	363	363	363	363	4,356	1.2%	4,355
3 Annual Assessments (Apts., Non-Benefited) / 1150 Units	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	31,836	9.0%	31,832
4 Late Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.7%	6,000
5 Outside Memberships & Pool Guest Passes	849	849	849	849	849	849	849	849	849	849	849	849	10,188	2.9%	10,190
6 Community Center Income	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,004	5.6%	20,000
7 Rental Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
8 Interest Income	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	4.2%	15,000
Total Income	29,607	29,607	29,607	29,607	29,607	29,607	29,607	29,607	29,607	29,607	29,607	29,607	355,284	100.0%	355,271
EXPENSES:															
ADMINISTRATIVE															
9 Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	500
10 Telephone	375	375	375	375	375	375	375	375	375	375	375	375	4,500	1.3%	2,000
11 Reimburse Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
12 Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.8%	2,500
13 Office / Administrative Expense	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	15,000
14 Copying / Printing	625	625	625	625	625	625	625	625	625	625	625	625	7,500	2.1%	7,500
15 Reimburse Copying	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
16 Website Expenses	25	25	25	25	25	25	25	25	25	25	25	25	300	0.1%	1,000
17 Legal Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.7%	3,000
18 Legal Fees - Collections	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	3.4%	12,500
19 Legal Fee Reimbursement	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-6,000	-1.7%	-6,000
20 Auditing & Taxes & Accounting	202	202	202	202	202	202	202	202	202	202	202	202	2,424	0.7%	2,425
21 Management Fees*	8,421	8,421	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	105,682	29.7%	101,050
22 Management Schedule B	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	250
23 Bank Charges	50	50	50	50	50	50	50	50	50	50	50	50	600	0.2%	1,100
24 Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	100
25 Entertainment & Social	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.7%	2,000
26 Interpreter Services	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.8%	2,475
27 Newsletters / Flyers	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.7%	500
28 Recording Secretary	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	2,200
Total Administrative	11,998	11,998	12,461	12,461	12,461	12,461	12,461	12,461	12,461	12,461	12,461	12,461	148,606	41.8%	150,100
MAINTENANCE AND CONTRACT															
29 Cleaning Contract & Miscellaneous	750	750	750	750	750	750	750	750	750	750	750	750	9,000	2.5%	8,000
30 Maintenance Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	800
31 Engineering Study	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
32 Pool Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.8%	3,000
33 Pool Repairs & Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	3,996	1.1%	4,000
34 Pool Contract	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	39,996	11.3%	40,000

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	08 Total	% of Rev	07FY
35 Pool Telephone	0	0	0	90	90	90	90	90	90	0	0	0	540	0.2%	500
36 Pool Passes	0	0	0	0	50	50	50	50	0	0	0	0	200	0.1%	0
37 Grounds Contract	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	20,112	5.7%	25,500
38 Court Repairs & Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800	1.4%	3,000
39 Property Repairs & Maintenance	715	715	715	715	715	715	715	715	715	715	715	715	8,580	2.4%	11,574
40 Tot Lot Repair	83	83	83	83	83	83	83	83	83	83	83	83	996	0.3%	1,000
41 Storage Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	1,100
42 Irrigation Repairs & Maintenance	45	45	45	45	45	45	45	45	45	45	45	45	540	0.2%	100
43 Alarm System	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	2,200
44 Pest Control	43	43	43	43	43	43	43	43	43	43	43	43	516	0.1%	510
45 Playground Equipment	42	42	42	42	42	42	42	42	42	42	42	42	504	0.1%	500
46 Trash Removal & Recycling Contract	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	2,900
47 Contract Labor	333	333	333	333	333	333	333	333	333	333	333	333	3,996	1.1%	4,000
48 Community Center Repairs & Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.7%	5,000
49 Landscape Replacement / Improvement	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.8%	3,000
50 Community Enhancements	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.7%	5,000
51 Snow Removal	167	167	167	167	167	167	167	167	167	167	167	167	2,004	0.6%	2,000
52 Clubhouse Carpet Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	1,092
53 HVAC Maintenance	40	40	40	40	40	40	40	40	40	40	40	40	480	0.1%	564
54 Pet Waste Stations	692	692	692	692	692	692	692	692	692	692	692	692	8,304	2.3%	0
Total Maintenance	10,552	10,552	10,552	10,642	10,692	10,692	10,692	10,692	10,642	10,552	10,552	10,552	127,364	35.8%	13,000
UTILITIES															
54 Water & Sewer	650	650	650	650	650	650	650	650	650	650	650	650	7,800	2.2%	6,000
55 Natural Gas	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.7%	2,000
56 Electric	425	425	425	425	425	425	425	425	425	425	425	425	5,100	1.4%	5,000
Total Utilities	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	15,300	4.3%	13,000
Other Expenses															
57 Insurance Coverage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	3.4%	11,500
58 Income Taxes	450	450	450	450	450	450	450	450	450	450	450	450	5,400	1.5%	2,000
Total Other Expenses	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400	4.9%	13,500
TOTAL EXPENSES	25,275	25,275	25,738	25,828	25,878	25,878	25,878	25,878	25,828	25,738	25,738	25,738	308,670	86.9%	302,840
Transfer to Reserves	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	52,431	14.8%	52,431
Total Expenses & Reserves	29,644	29,644	30,107	30,197	30,247	30,247	30,247	30,247	30,197	30,107	30,107	30,107	361,101	101.6%	355,271
NET SURPLUS/(DEFICIT)	-37	-37	-500	-590	-640	-640	-640	-640	-640	-590	-500	-500	-5,814	-1.6%	0