

**McNair Master Association**  
**2009 FY Budget**  
**For 1/1/2009 To 12/31/2009**

21-Nov-08

	INCOME:												09 Total	% of Rev	08FY
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
1 Annual Assessments (Benefited) / 1107 Units	23,049	23,049	23,049	23,049	23,049	23,049	23,049	23,049	23,049	23,049	23,049	23,049	276,593	73.1%	275,930
2 Annual Assessments (SF, Non-Benefited) / 67 Units	363	363	363	363	363	363	363	363	363	363	363	363	4,356	1.2%	4,356
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	8.4%	31,836
4 Late Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.6%	6,000
5 Outside Memberships & Pool Guest Passes	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	1,312	15,744	4.2%	15,188
6 Community Center Income	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800	7.6%	20,004
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	4.0%	15,000
<b>Total Income</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>31,527</b>	<b>378,329</b>	<b>100.0%</b>	<b>355,284</b>
<b>EXPENSES:</b>															
<b>ADMINISTRATIVE</b>															
9 Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
10 Telephone	375	375	375	375	375	375	375	375	375	375	375	375	4,500	1.2%	4,500
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%	3,000
13 Office / Administrative Expense	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,600
14 Copying / Printing	850	850	850	850	850	850	850	850	850	850	850	850	10,200	2.7%	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%	300
17 Legal Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.6%	6,000
18 Legal Fees - Collections	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	17,328	4.6%	12,000
19 Legal Fee Reimbursement	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-6,000	-1.6%	-6,000
20 Auditing & Taxes & Accounting	202	202	202	202	202	202	202	202	202	202	202	202	2,424	0.6%	2,424
21 Management Fees*	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	109,268	28.9%	105,682
22 Management Fee Credit	-350	-350	-350	-350	-350	-350	-350	-350	-350	-350	-350	-350	-4,380	-1.2%	-4,380
23 Bank Charges	50	50	50	50	50	50	50	50	50	50	50	50	600	0.2%	600
24 Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
25 Entertainment & Social	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	2,400
26 Interpreter Services	500	500	500	500	500	500	500	500	500	500	500	500	3,000	0.8%	3,000
27 Newsletters / Flyers	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	2,400
28 Recording Secretary	200	200	200	200	200	200	200	200	200	200	200	200	1,200	0.3%	1,200
<b>Total Administrative</b>	<b>13,130</b>	<b>12,430</b>	<b>13,378</b>	<b>12,678</b>	<b>13,378</b>	<b>12,678</b>	<b>13,378</b>	<b>12,678</b>	<b>13,378</b>	<b>12,678</b>	<b>13,378</b>	<b>12,678</b>	<b>155,540</b>	<b>41.2%</b>	<b>148,506</b>
<b>MAINTENANCE AND CONTRACT</b>															
29 Cleaning Contract & Miscellaneous	750	750	750	750	750	750	750	750	750	750	750	750	9,000	2.4%	9,000
30 Maintenance Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
31 Engineering Study	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
32 Pool Supplies	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,000
33 Pool Repairs & Maintenance	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,996
34 Pool Contract	0	0	0	0	0	0	0	0	0	0	0	0	46,596	12.4%	39,996
35 Pool Telephone	0	0	0	0	0	0	0	0	0	0	0	0	540	0.1%	540
36 Pool Passes	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0.3%	200
37 Grounds Contract	1,677	1,677	1,677	1,677	1,677	1,677	1,677	1,677	1,677	1,677	1,677	1,677	20,124	5.3%	20,112
38 Court Repairs & Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.8%	4,800
39 Property Repairs & Maintenance	715	715	715	715	715	715	715	715	715	715	715	715	8,580	2.3%	8,580
40 Tot Lot Repair	83	83	83	83	83	83	83	83	83	83	83	83	996	0.3%	996
41 Storage Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
42 Irrigation Repairs & Maintenance	35	35	35	35	35	35	35	35	35	35	35	35	420	0.1%	540
43 Alarm System	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.3%	1,200
44 Pest Control	43	43	43	43	43	43	43	43	43	43	43	43	516	0.1%	516
45 Playground Equipment	42	42	42	42	42	42	42	42	42	42	42	42	504	0.1%	504

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	09 Total	% of Rev	08FY
46 Trash Removal & Recycling Contract	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,600
47 Contract Labor	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,996
48 Community Center Repairs & Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.6%	6,000
49 Landscape Replacement / Improvement	300	300	300	300	300	300	300	300	300	300	300	300	3,600	1.0%	3,000
50 Community Enhancements	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.6%	6,000
51 Snow Removal	167	167	167	167	167	167	167	167	167	167	167	167	2,004	0.5%	2,004
52 Clubhouse Carpet Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0
53 HVAC Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600	0.2%	480
54 Pet Waste Stations	750	750	750	750	750	750	750	750	750	750	750	750	9,000	2.4%	8,304
<b>Total Maintenance</b>	<b>7,162</b>	<b>7,162</b>	<b>7,162</b>	<b>15,068</b>	<b>15,318</b>	<b>15,318</b>	<b>15,318</b>	<b>15,318</b>	<b>15,068</b>	<b>7,162</b>	<b>7,162</b>	<b>7,162</b>	<b>134,380</b>	<b>35.5%</b>	<b>127,364</b>
<b>UTILITIES</b>															
54 Water & Sewer	650	650	650	650	650	650	650	650	650	650	650	650	7,800	2.1%	7,800
55 Natural Gas	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.6%	2,400
56 Electric	425	425	425	425	425	425	425	425	425	425	425	425	5,100	1.3%	5,100
<b>Total Utilities</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>1,275</b>	<b>15,300</b>	<b>4.0%</b>	<b>15,300</b>
<b>Other Expenses</b>															
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	3.2%	12,000
Income Taxes	450	450	450	450	450	450	450	450	450	450	450	450	5,400	1.4%	5,400
<b>Total Other Expenses</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>17,400</b>	<b>4.6%</b>	<b>17,400</b>
<b>TOTAL EXPENSES</b>	<b>23,017</b>	<b>22,317</b>	<b>23,265</b>	<b>30,471</b>	<b>31,421</b>	<b>30,721</b>	<b>31,421</b>	<b>30,721</b>	<b>31,171</b>	<b>22,565</b>	<b>23,265</b>	<b>22,565</b>	<b>322,920</b>	<b>85.4%</b>	<b>308,670</b>
Transfer to Reserves	4,616	4,616	4,616	4,616	4,616	4,616	4,616	4,616	4,616	4,616	4,616	4,616	55,400	14.5%	52,431
<b>Total Expenses &amp; Reserves</b>	<b>27,633</b>	<b>26,933</b>	<b>27,881</b>	<b>35,087</b>	<b>36,037</b>	<b>35,337</b>	<b>36,037</b>	<b>35,337</b>	<b>35,787</b>	<b>27,181</b>	<b>27,881</b>	<b>27,181</b>	<b>378,320</b>	<b>100.0%</b>	<b>361,101</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>3,894</b>	<b>4,594</b>	<b>3,646</b>	<b>-3,560</b>	<b>-4,510</b>	<b>-3,810</b>	<b>-4,510</b>	<b>-3,810</b>	<b>-4,260</b>	<b>4,346</b>	<b>3,646</b>	<b>4,346</b>	<b>17</b>	<b>0.0%</b>	<b>-5,814</b>