

**Gray Eagle Homeowners Association
2009 Approved Budgets**

\$499 per home

	2007 Actual	2008 Budget	2008 Forecast	2009 Budget
Annual Fees	283,181	311,875	281,436	281,436
The Bluffs Fees	0	0	30,439	30,439
Capital Reserve Fees	2,073	0	499	0
Less Capital Reserve Fees	0	0	(499)	0
NSF Fees	0	0	0	0
Late Charges	2,631	500	5,150	500
Bad Debt	0	(3,200)	(1,098)	(2,000)
Legal Fees/Court Costs	300	500	750	500
Insurance Claim Rec.	0	0	9,456	0
Interest	1,159	5,000	2,850	3,000
Interest-Reserves	0	0	67	0
Less Interest Reserves	0	0	(67)	0
Suspence - Over pmt	0	0	537	0
Less Reserve Funding	0	(31,250)	(31,250)	(31,250)
INCOME TOTALS	289,344	283,425	298,270	282,625

Management Fees	34,690	24,375	24,375	25,105
Professional Fees Legal/Audit	3,842	5,000	2,306	2,600
Administrative	7,545	3,000	2,500	3,000
Website	0	600	750	750
Electricity	992	1,200	1,365	1,500
Water	7,686	6,000	3,175	5,000
Street Lighting-Leased	5,224	1,029	904	0
Street Lighting-Maintenance	10,294	5,000	5,000	5,000
Trash Removal	87,616	95,000	103,000	103,000
Snow Removal	17,699	35,000	30,000	30,000
Irrigation/ Landscape Cont.	4,068	2,000	1,500	78,264
Mowing	33,059	27,000	27,000	inc.
Turf Chemicals	10,605	11,569	11,569	inc.
Bed Maintenance/mulch	7,415	7,415	7,415	inc.
Flowers	12,415	12,415	12,415	inc.
Tree & Shrub Care	3,750	3,750	3,750	inc.
Tree & Shrub Pruning	2,608	2,430	2,430	inc.
Spring/Fall Cleanup	3,025	3,025	3,025	inc.
Landscape /Replacement	2,233	2,800	0	0
Edging	0	4,590	4,590	inc.
Pond Algae Care	5,441	3,200	3,200	3,500
Rip Rap	0	180	0	200
Common Area Maintenance	4,730	8,500	3,000	5,000
Grounds Debris Cleanup	3,315	3,750	3,750	3,750
Property Taxes	106	250	112	250
Insurance	5,471	2,500	2,500	3,000
Contingency	0	11,847	0	12,706
Insurance Claims Paid	0	0	12,643	0
Reserve Expense	345	0	0	0
EXPENSE TOTALS	274,174	283,425	272,274	282,625

LOSS/SURPLUS 15,170 0 25,996 0

Reserve Fund Budget

Reserve Funding	0	31,250	31,250	31,250
Reserve Interest	0	0	67	300
RN Thompson refund/taxes	0	0	34,376	0
TOTAL INCOME	0	31,250	65,693	31,550
Landscape Replacement	0	0	11,819	25,000
TOTAL EXPENSES	0	0	11,819	25,000
Surplus/ Loss	0	31,250	53,874	6,550

