

## ANNUAL HOA BUDGET

SUHRCO Residential Properties LLC

Association: Kirkland Central  
 Budget Year: 2008

Effective Date: From: 01/08 To: 12/08  
 Approved/Ratified: 11/7/2007  
(Initials/Date)

Prepared by: Jean Norberg

COA No.		2007 Budget	2007 Jan - Aug	2007 Proj. Actual	2008 Proj. Budget	% Change	Comments
<b>INCOME</b>							
4140	Assessments	373,706	249,139	373,708	399,223	6.83%	
4160	Special Assessment	0	0	0	0	0.00%	
<b>Other Income</b>							
4575	Legal Fees	0	705	1,576	0	0.00%	
4580	Move in Fees	2,400	5,200	6,000	2,400	0.00%	
4605	Late Charges	0	2,970	4,455	0	0.00%	
4610	Gas Meter Charges	0	0	0	0	0.00%	
4615	Water & Sewer Billing	50,241	23,282	34,923	35,000	-30.34%	
4620	NSF fees	0	100	100	0	0.00%	
4652	Remote Control/Key	0	550	550	0	0.00%	
4665	Violations/Fines	0	300	500	0	0.00%	
4698	Other/Misc Income	0	549	549	2,996	0.00%	
4705	Interest Income	0	1,946	3,843	3,000	0.00%	
<b>TOTAL INCOME</b>		426,347	284,741	426,205	442,619	3.82%	
<b>EXPENSES</b>							
<b>Payroll Expense</b>							
5010	Manager/Office	64,960	35,424	52,160	54,768	-15.69%	
5052	Taxes	8,448	4,112	6,853	7,196	-14.82%	
5053	Health Insurance	4,800	0	0	2,940	-38.75%	
<b>TOTAL PAYROLL</b>		78,208	39,536	59,013	64,903	-17.01%	
<b>Administrative</b>							
5070	Telephone	4,320	4,664	6,997	6,866	58.94%	
5073	Management Contract	34,320	19,712	29,568	30,455	-11.26%	
5071	Payroll Processing Charge	720	68	98	100	-86.11%	
5076	Postage	0	564	984	1,000	#DIV/0!	
5077	Office Supplies	3,600	931	2,248	2,300	-36.11%	
5081	Homeowners Hospitality	120	250	250	1,000	733.33%	
5087	Printing/Photocopy	0	1,286	1,936	1,500	#DIV/0!	
5090	Licenses	880	10	880	900	2.27%	
5092	Dues & Subscriptions	0	545	1,000	1,200	#DIV/0!	
<b>TOTAL ADMIN.</b>		43,960	28,030	43,960	45,321	3.10%	
<b>Utilities</b>							
5110	Electric	11,984	12,433	21,314	22,806	90.30%	
5130	Gas	7,663	10,077	15,377	16,454	114.72%	
5140	Water	17,494	11,242	17,242	18,880	7.92%	
5142	Sewer	38,699	14,683	22,024	23,346	-39.67%	
5143	Sewer/Metro	28,765	14,260	28,520	28,520	-0.85%	
5156	Cable	420	1,121	1,495	1,555	270.13%	
5170	Garbage	10,560	9,496	14,132	14,980	41.86%	
<b>TOTAL UTILITIES</b>		115,585	73,313	120,106	126,541	9.48%	
<b>Maintenance</b>							
5310	Janitorial Service/Supplies	0	11,720	17,580	18,107	0.00%	
5340	HVAC	4,000	572	3,000	3,450	-13.75%	
5390	Pest Control	250	0	0	250	0.00%	
5400	Carpet Cleaning/Repair	624	2,449	3,000	3,500	460.90%	
5420	Building Exterior Clean/rep	3,055	356	3,000	3,000	-1.80%	
5430	Parking Area Repair/Maint	2,285	1,399	1,399	1,550	-32.17%	
5450	Window & Glass/Wash/Rpr	5,000	3,973	3,973	8,000	60.00%	
5490	Elevator	9,144	5,278	7,191	7,536	-17.59%	
5495	General Repairs & Supplies	3,600	1,553	2,330	2,500	-30.56%	
5500	General Maintenance	18,250	5,942	10,000	12,000	-34.25%	
5510	Life Safety System	1,510	0	1,510	1,600	5.96%	
5610	Landscape Contract - Comr	19,584	4,729	6,992	7,500	-61.70%	
5660	Landscape Contract - Resic	3,264	610	915	960	-70.57%	
5855	Alarm Monitoring	2,000	315	420	500	-75.00%	
5930	Furniture/Equipment	724	3,075	3,075	800	10.50%	
	Contingency	0	0	0	5,000	0.00%	
<b>TOTAL MAINT.</b>		73,290	41,970	61,385	76,254	4.04%	
<b>Professional Fees</b>							
6310	Legal	3,000	11,246	13,250	5,000	66.67%	
6330	Audit	2,500	150	2,500	1,800	-28.00%	
6398	Other Professional	0	0	2,500	6,000	0.00%	
<b>TOTAL PROFESSIONAL</b>		5,500	11,396	18,250	12,800	132.73%	
<b>Taxes and Insurance</b>							
7136	Federal Income Tax	0	0	0	100	#DIV/0!	
7142	Insurance - Property	49,054	23,576	35,364	56,700	15.59%	
7144	Insurance - Liability	0	0	0	0	#DIV/0!	
7150	Insurance Other	0	0	0	0	#DIV/0!	
<b>TOTAL TAXES &amp; INS.</b>		49,054	23,576	35,364	56,800	15.79%	

<b>TOTAL EXPENSES</b>	365,597	217,823	338,079	382,619	4.66%
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<b>NET TO RESERVES</b>	<b>60,750</b>	<b>40,000</b>	<b>60,000</b>	<b>60,000</b>	-1.23%
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**CAPITAL EXPENDITURES**

	Decks				
9156	Carpet				
9172	Painting				
9190	Total Capital Exp	0	0	0	0
	<b>NET TO RESERVES</b>	60,750	66,918	88,127	60,000

#DIV/0!