

WOODSTREAM HOME OWNERS ASSOCIATION (WHOA)

PROJECTED BUDGET - 2010

I.	2009 BALANCE SHEET CARRY-OVER (estimated)		\$5,094.67
II.	INCOME		\$22,500.00
	* Member Dues (150 lots @ \$150.00/each)		
III.	EXPENSES		
a.	Property Taxes		\$3,900.00
b.	Insurance		\$1,300.00
	Fire & Extended Coverage	\$225.00	
	Liability	\$325.00	
	Directors & Officers	\$750.00	
c.	Reserve Maintenance		\$9,400.00
	Lawn Service		
	Bush hogging		
	Cleaning		
d.	Entry Feature Maintenance		\$1,880.00
	Water	\$1,100.00	
	Electric	\$155.00	
	Sprinkler Maintenance	\$300.00	
	Solar Lights	\$125.00	
	Plantings	\$200.00	
e.	General & Administrative		\$1,115.00
	Bank Fees	\$50.00	
	Legal/Lien Fees	\$500.00	
	Postage/Mail	\$200.00	
	Web Site	\$110.00	
	Office Supplies	\$100.00	
	Post Office Box	\$75.00	
	Miscellaneous	\$80.00	
f.	Repairs & Maintenance		\$2,600.00
	Trees (replace at least 2 per year)	\$600.00	
	Fence Painting**	\$2,000.00	
	PROJECTED INCOME 2010		\$27,594.67
	PROJECTED EXPENSES 2010	\$20,195.00	
	PROJECTED BANK BALANCE AT 12/31/2010		<u>\$7,399.67</u>

NOTE:

* We will budget \$2000 per year for painting the front fence.

WHOA painted the fence in Q4 2009 and project to paint the fence again in Q4 2012.