

<b>2534 Retail Center</b>					
<b>RETAIL CENTER BUDGET 2009</b>					
			<b>2008 Budget</b>	<b>2008 Actual</b>	<b>2009 Budget</b>
GL:	<b>INCOME</b>				
400-000	COMMON ASSESSMENTS				
405-000	RETAIL CENTER ASSESSMENTS		\$30,450.00	\$ 18,059.08	\$ 19,000.00
410-000	SPECIAL ASSESSMENTS				
420-000	ON-SITE SERVICES				
430-000	WATER-IRRIGATION				
440-000	MISCELLANEOUS			\$ 1,060.12	\$ 931.70
490-000	LATE CHARGES				
	<b>TOTAL INCOME</b>		<b>\$30,450.00</b>	<b>\$19,119.20</b>	<b>\$19,931.70</b>
GL:	<b>EXPENSES</b>				
600-000	ADMINISTRATIVE		1,000.00	\$ 411.96	\$ 1,000.00
605-000	MANAGEMENT - GENERAL		9,000.00	\$ 10,175.74	\$ 4,000.00
605-500	MANAGEMENT - SPECIAL				
605-600	LEGAL - GENERAL				
610-000	ACCOUNTING				
620-000	INSURANCE				
630-000	INCOME TAX PREPARATION		250.00		\$ 250.00
635-000	AUDIT		500.00		\$ 250.00
640-000	OFFICE EXPENSE		500.00		\$ 100.00
650-000	WEBSITE DEVELOPMENT AND MAINTENANCE				
660-000	TRAVEL				
670-000	POSTAGE		100.00	\$ 32.52	\$ 100.00
680-000	SUPPLIES		50.00	\$ 130.94	\$ 150.00
690-000	MISCELLANEOUS EXPENSE		250.00		\$ 250.00
	<b>TOTAL ADMIN EXPENSES</b>		<b>11,650.00</b>	<b>\$ 10,751.16</b>	<b>\$ 6,100.00</b>
	<b>STREETS &amp; SIDEWALKS</b>				
820-000	ASPHALT/CONCRETE MAINT.		1,500.00		\$ 1,500.00
830-000	STREET SWEEPING		2,500.00	\$ 165.00	\$ 2,000.00
840-000	SNOW REMOVAL		7,500.00	\$ 4,543.50	\$ 4,000.00
850-000	LITTER PICK UP		3,000.00	\$ 551.60	\$ 750.00
895-000	MISCELLANEOUS		500.00	\$ 273.00	\$ 500.00
	<b>TOTAL STREETS &amp; SIDEWALKS</b>		<b>15,000.00</b>	<b>\$ 5,533.10</b>	<b>\$ 8,750.00</b>
	<b>LIGHTING</b>				
860-000	UTILITIES		2,800.00	\$ 1,903.24	\$ 2,800.00
870-000	MAINTENANCE		1,000.00		\$ 1,000.00
	<b>TOTAL LIGHTING</b>		<b>3,800.00</b>	<b>\$ 1,903.24</b>	<b>\$ 3,800.00</b>
	<b>RESERVES</b>				
500-000	IRRIGATION SYSTEM				
550-000	COMMON AREA - GENERAL				
	<b>TRANSFER TO RESERVES</b>				
	<b>TOTAL OPERATING EXPENSES</b>		<b>\$30,450.00</b>	<b>\$18,187.50</b>	<b>\$18,650.00</b>
	<b>NET OPERATING INCOME</b>		<b>\$ -</b>	<b>\$ 931.70</b>	<b>\$ 1,281.70</b>
	Total Owner Lot Acreage			\$ 65.81	\$ 65.81
	<b>TOTAL EXPENSES</b>			<b>\$18,187.50</b>	<b>\$18,650.00</b>
	<b>Average Expense Per Acre</b>			<b>\$276.36</b>	<b>\$283.39</b>