

EDGEMONT AT TARRYTOWN CONDOMINIUM

2008 - 2009 Operating Budget

	2008-2009 BUDGET	9 MONTHS ACTUAL	4th QUARTER ESTIMATE	FULL YEAR ESTIMATE	2007-2008 BUDGET
1299 TOTAL PAYROLL BUDGET	405,870	277,960	85,716	363,676	407,462
2008 ACCOUNTING FEES	5,500	1,634	3,900	5,534	5,200
2010 MANAGEMENT FEES	30,500	22,500	7,500	30,000	30,000
2011 LEGAL FEES	12,000	12,303	2,000	14,303	8,000
2013 ENGINEERING FEES	7,000	3,200	6,500	9,700	3,500
2017 OFFICE EXPENSE	9,000	7,258	2,419	9,677	10,000
2030 SOCIAL EVENTS EXPENSE	2,500	3,945	500	4,445	3,700
2033 WELCOMING EVENTS	500	0	0	0	0
TOTAL ADMINISTRATIVE	67,000	50,840	22,819	73,659	60,400
3001 REPAIRS & MAINTENANCE	10,000	3,068	1,000	4,068	15,000
3008 LANDSCAPING	43,000	23,204	12,796	36,000	36,000
3010 PERMITS	2,500	455	400	855	1,000
3012 PLUMBING REPAIRS	4,000	2,335	1,000	3,335	4,000
3013 SIGNS/NAMEPLATES	1,000	242	0	242	500
3017 BUILDING & MECHANICAL EQUIPMENT	2,000	1,821	150	1,971	2,000
3021 ELECTRICAL REPAIRS	3,500	2,592	500	3,092	3,500
3023 LUMBER SUPPLIES	7,000	4,742	1,500	6,242	6,000
3025 PAINT SUPPLIES	1,000	201	500	701	1,000
3027 SAND/SALT/CALCIUM	7,000	5,896	3,000	8,896	6,000
3030 CLUBHOUSE EXPENSES	5,000	4,675	500	5,175	5,500
3031 SPRINKLER	1,500	504	700	1,204	2,000
3046 AUTO REPAIRS	4,500	3,436	1,000	4,436	3,000
3051 TV ANTENNA REPAIRS	0	913	1,000	1,913	1,000
3062 CLEANING SERVICE	5,500	3,769	1,700	5,469	5,500
3063 TENNIS CT. MAINTENANCE & SUPPLIES	700	0	0	0	700
3077 MASONRY/CONCRETE/ASPHALT ETC.	0	0	150	150	2,000
3093 SEWER & DRAIN SERVICE CONTRACT	1,000	945	7,000	7,945	1,000
3105 TREE REMOVAL	6,500	2,008	1,800	3,808	8,500
3111 TREE CARE	22,500	19,336	2,500	21,836	27,000
3112 LAWN FERTILIZATION	9,000	10,400	0	10,400	7,000
3130 SUPPLIES	12,500	6,931	2,800	9,731	12,500
3140 SNOW REMOVAL	11,500	5,455	0	5,455	11,500
3150 SWIMMING POOL MAINTENANCE	5,000	6,073	500	6,573	5,000
3160 SWIMMING POOL SUPPLIES	3,000	3,145	500	3,645	2,500
3174 FIRE EXTINGUISHING EQUIPMENT REPAIR	250	0	0	0	200
3189 EXTERMINATING CONTRACT	1,300	869	425	1,294	1,500
3236 WINDOW REPAIRS	4,000	4,600	0	4,600	5,000
3410 TERMITE TREATMENT	1,500	0	0	0	2,000
3412 TERMITE CONTRACT	6,000	0	5,274	5,274	6,400
3425 LANDSCAPE EXTRAS	9,000	5,762	1,000	6,762	8,000
3440 UNIFORM EXPENSE	2,000	2,118	380	2,498	2,500
3445 GASOLINE/OIL	8,500	7,108	2,400	9,508	6,500
3451 SECURITY	500	240	160	400	0
3405 TRAPPER	1,200				0
3455 WEB SITE	1,000				0
TOTAL PROPERTY MAINTENANCE	204,450	132,843	50,635	183,478	201,800

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<u>2008 - 2009 Operating Budget</u>	<u>2008-2009 BUDGET</u>	<u>9 MONTHS ACTUAL</u>	<u>4th QUARTER ESTIMATE</u>	<u>FULL YEAR ESTIMATE</u>	<u>2007-2008 BUDGET</u>
6004 CORPORATE TAX	7,000	7,226	0	7,226	1,600
6012 INSURANCE	99,400	76,069	19,561	95,630	109,600
6013 WORKERS COMPENSATION	11,600	4,052	3,964	8,016	12,900
6014 OTHER GENERAL EXPENSES	3,500	5,553	350	5,903	5,000
6019 REAL ESTATE TAX	564	359	168	527	530
6044 WATER CHARGES	55,000	21,683	7,228	28,911	55,000
6120 GAS & ELECTRIC	48,000	33,680	11,227	44,907	42,000
6123 TELEPHONE	1,900	1,393	464	1,857	1,500
TOTAL GENERAL EXPENSES	226,964	150,015	42,962	192,977	228,130
TOTAL BUDGETED EXPENSES	904,284	611,658	202,132	813,790	897,792
Major Maintenance & Repairs Budget	604,500				420,000
Total Budget 2008 - 2009	1,508,784				1,317,792

* The Social Events budget will be \$2,500 plus the total of all event receipts with a \$4,000 cap.

**The increase to this budget item is offset by the elimination of the summer hire.

Edgemont Major Maintenance/Repairs Budget 2008 - 2009

Acct#

7300	Contingency	60,000
7311	Walkway Repairs	10,000
7312	Recycling Area	10,000
7315	Stone Walls (5 Walls)	37,500
7325	Clubhouse	17,500
7335	Driveway Paving (Upper 3 and 1)	225,000
7342	Tennis Court Wall	7,000
7345	Garage Headers	19,000
7355	Step Replacement (3 Units)	28,500
7365	Siding/Painting - 12 Buildings (72 Units)	175,000
7390	Unit Plumbing Repairs	15,000

Total **604,500**

Portfolio - 11/30/08 575,310

Net Change to Portfolio -29,190

Reserve Replenishment 277,075

Portfolio - 11/30/09 **247,885**