

POTOMAC CROSSING ASSOCIATION
2006 OPERATING BUDGET

PUPM = Per unit per month

	2005 Projected & Actual	Approved 2005 Budget	Amount Over/Under Budget	2006 Budget	Single Family PUPM	Town Home PUPM
INCOME						
Single Family Assessments	223,735.00	223,560.00	-175.00	227,220.00	35.00	0.00
Townhome Assessments	166,508.00	160,380.00	-6,128.00	220,621.50	0.00	49.50
Late Charges/Legal Fees	2,599.00	3,100.00	501.00	3,100.00	0.28	0.28
Interest	713.00	500.00	-213.00	500.00	0.05	0.05
4501 Reserve Transfers - All Units	7,189.38	25,028.00	17,838.62	117,100.00	10.69	10.69
4505 Reserve Transfers - Townhouse	0.00	0.00	0.00	191,247.00	0.00	42.91
Pool Income	1,160.00	1,080.00	-80.00	1,080.00	0.10	0.10
Newsletter Ad Income	1,195.00	1,000.00	-195.00	1,000.00	0.09	0.09
Landscaping Reimbursement	28,499.00	33,102.42	4,603.42	19,441.83	1.77	1.77
Other Income	105.00	250.00	145.00	950.00	0.09	0.09
TOTAL INCOME	431,703.38	448,000.42	16,297.04	782,260.33	48.07	105.48
Cash Balance, Jan 1	48,849.00	19,162.45	29,686.55	5,158.50	0.47	0.47
Funds Available for Operations	480,552.38	479,456.87	45,983.59	787,418.83	48.54	105.95
LESS CAPITAL RESERVES						
Townhome Deposits	12,192.00	12,191.00	-1.00	34,764.60	0.00	7.80
Pool Repair Fund	45,198.00	46,440.00	1,242.00	0.00	0.00	0.00
Common Area Reserve Deposits	38,095.00	38,095.00	0.00	46,558.75	4.25	4.25
Net Income before Expenses	385,067.38	382,730.87	-2,336.51	706,095.48	44.29	93.90
ADMINISTRATIVE EXPENSES						
Uncollectible Assessments	1,044.00	2,400.00	-1,356.00	2,400.00	0.22	0.22
Insurance, Liability, Bonds	6,971.00	6,800.00	171.00	7,200.00	0.66	0.66
Administrative & Office Expense	1,567.00	1,410.00	157.00	1,650.00	0.15	0.15
Payment Coupons/Processing	2,013.00	1,776.00	237.00	2,032.00	0.19	0.19
Postage Expense	6,561.00	5,000.00	1,561.00	7,000.00	0.64	0.64
Printing & Reproduction	8,511.00	6,500.00	2,011.00	9,000.00	0.82	0.82
Income Taxes	550.00	700.00	-150.00	700.00	0.06	0.06
Miscellaneous Expense	4,690.00	274.00	4,416.00	500.00	0.05	0.05
PROFESSIONAL EXPENSES						
Audit & Tax Preparation	1,600.00	1,850.00	-250.00	1,850.00	0.17	0.17
Community Management Fees	76,243.00	75,330.00	913.00	79,380.25	7.25	7.25
Legal Expense/Filing Fees	5,931.00	8,200.00	-2,269.00	8,200.00	0.75	0.75
COMMUNITY ACTIVITIES						
Welcome Committee	100.00	200.00	-100.00	200.00	0.02	0.02
Social Events	50.00	300.00	-250.00	300.00	0.03	0.03
Other Committee Expenses	100.00	200.00	-100.00	200.00	0.02	0.02
POOL OPERATIONS						
Pool Management Contract	44,618.00	44,618.00	0.00	46,400.00	4.24	4.24
Pool Furniture Repairs	0.00	2,000.00	-2,000.00	0.00	0.00	0.00
Pool Repairs	6,280.00	2,250.00	4,030.00	5,000.00	0.46	0.46
Pool Electricity	3,400.00	2,700.00	700.00	3,500.00	0.32	0.32
Pool Phone	346.00	375.00	-29.00	375.00	0.03	0.03
Water & Sewer	3,684.00	3,500.00	184.00	3,750.00	0.34	0.34
Materials & Supplies	1,545.00	2,100.00	-555.00	1,800.00	0.16	0.16
Building Repairs	399.00	1,000.00	-601.00	1,000.00	0.09	0.09
Swim Team Donation	1,000.00	1,000.00	0.00	2,000.00	0.18	0.18
Pool Reserves	7,189.38	19,130.00	-11,940.62	10,000.00	0.91	0.91
Other Pool Costs	273.00	650.00	-377.00	500.00	0.05	0.05
COMMON AREA GROUNDS						
Tot Lot Repairs	500.00	500.00	0.00	10,000.00	0.91	0.91
Landscaping Program	88,042.00	85,417.00	2,625.00	90,316.38	8.24	8.24
Additional Landscaping	20,000.00	20,000.00	0.00	25,000.00	2.28	2.28
Tree Removal/Replacement	15,000.00	15,000.00	0.00	20,000.00	1.83	1.83
Snow Removal	300.00	0.00	300.00	2,000.00	0.18	0.18
Trash Removal/Cleaning	225.00	600.00	-375.00	600.00	0.05	0.05
Fence Installation/Repair	474.00	250.00	224.00	500.00	0.05	0.05
Sign Installation/Repair	856.00	150.00	706.00	1,000.00	0.09	0.09
Common Area Reserve Expenditures	0.00	5,898.00	-5,898.00	107,100.00	9.78	9.78
Other Maintenance	105.00	250.00	-145.00	250.00	0.02	0.02
TOWNHOUSE EXPENSE						
Curb & Gutter Cleaning	1,700.00	1,600.00	100.00	2,000.00	0.00	0.18
Snow Removal	12,883.00	19,500.00	-6,617.00	25,000.00	0.00	5.61
Parking Lot Repair	0.00	2,500.00	-2,500.00	2,500.00	0.00	0.56
Sidewalk Repair	0.00	1,500.00	-1,500.00	1,500.00	0.00	0.34
Ashphalt Restoration (Reserves)	0.00	0.00	0.00	191,247.00	0.00	42.91
Ashphalt Full Depth Repair (Reserves)	0.00	0.00	0.00	0.00	0.00	0.00
Ashphalt Crack Filling (Reserves)	0.00	0.00	0.00	0.00	0.00	0.00
AVAILABLE FUNDS	385,067.38	382,730.87	2,336.51	706,095.48	44.29	93.90
- TOTAL EXPENSES	324,750.38	343,428.00	-18,677.62	673,950.63	41.23	90.83
= NET CASH FLOW	60,317.00	39,302.87	21,014.13	32,144.85	3.06	3.07