ASHBURN FARM ASSOCIATION
2010 Approved Budget

DESCRIPTION	FY 2010	FY 2009	FY 2009 PROJECTED Actuals included through 9/30/09
REVENUE			
General Homeowners	*$1,992,760*	*$1,801,660*	*$1,802,836*
Neighborhood Single Family	*$481,775*	*$481,775*	*$482,202*
Neighborhood Townhouse	*$526,969*	*$526,969*	*$526,752*
Late Fees / Investment Revenue	*$116,000*	*$116,000*	*$116,300*
Disclosure Packages / Pud Income	*$25,700*	*$25,544*	*$41,000*
Newsletter Advertisements	*$58,500*	*$58,000*	*$58,000*
Swim Team	*$22,500*	*$22,500*	*$22,500*
Community Room Rental	*$2,000*	*$4,000*	*$1,450*
CEC Special Events	*$7,000*	*$10,000*	*$10,300*
Legal Collections	*$25,000*	*$25,000*	*$35,100*
Covenant Charges Income	*$4,100*	*$10,000*	*$5,120*
Pool Income	*$79,875*	*$329,345*	*$284,993*
Tennis Court Income	$150	$0	$171
TOTAL REVENUE	$3,342,329	$3,410,793	$3,386,724
EXPENSES			
General & Administrative			
Bank Charges	*$200*	*$200*	*$360*
Permits, , Ads & Subscriptions	*$2,250*	*$1,625*	*$1,550*
Professional Dues/Contributions	*$1,700*	*$2,500*	*$1,000*
Investment Management Fees	*$50*	*$200*	*$150*
Bad Debts	*$50,000*	*$25,000*	*$39,450*
Payroll & Emplyee Benefits	*$658,799*	*$644,226*	*$632,850*
Office Supplies, Postage, Misc.	*$46,500*	*$44,800*	*$31,600*
Website	*$1,000*	*$0*	*$200*
Office Computers & Software	*$15,000*	*$15,000*	*$18,850*
Reproduction/Disclosure Packages	*$2,000*	*$3,500*	*$0*
Audit	*$8,000*	*$8,000*	*$7,400*
Legal	*$80,000*	*$26,000*	*$82,375*
Accounting Services	*$88,000*	*$88,000*	*$84,980*
Reserve Study	*$0*	*$5,000*	*$4,900*
Sub Total G&A	$953,499	$864,051	$905,665
Operations			
Landscaping Contract/Snow Removal	*$474,536*	*$446,940*	*$436,940*
Security Monitoring/Fire/HVAC	*$14,600*	*$60,500*	*$59,130*
CC Cleaning	*$8,700*	*$8,700*	*$7,200*
Water - Irrigation	*$1,000*	*$500*	*$1,000*
Parkway Street Lighting & Repair	*$33,000*	*$25,000*	*$27,425*
Tree / Stump Removal	*$25,000*	*$22,500*	*$27,385*
Play Area/Tot Lot Maintenance	*$1,000*	*$1,000*	*$260*
Tennis	*$150*	*$0*	*$1,410*
Pond Maintenance & Inspection	*$12,000*	*$17,000*	*$12,715*
OS Projects, Repairs, Replacements	*$8,000*	*$7,500*	*$5,375*
Irrigation System Maintenance	*$2,500*	*$4,000*	*$4,880*
Special Projects & Contingency	*$2,000*	*$4,000*	*$0*
Equipment/Tools/CC Maintenance	*$10,500*	*$8,000*	*$24,215*
Pathways, Trails, Bridges	*$8,000*	*$8,000*	*$360*
Vehicle Maintenance	*$8,000*	*$7,500*	*$7,970*
Signage	*$2,000*	*$2,000*	*$1,520*
Pool Management Contract / Maint	*$293,144*	*$329,345*	*$310,449*
Furniture & Fixtures	*$2,000*	*$0*	*$125*
Sub Total Operations	$906,130	$952,485	$928,359
Utilities	$140,450	$49,970	$83,200
Federal & State Taxes	$27,000	$35,300	$27,000
Insurance			
General Property	*$42,000*	*$38,000*	*$36,000*
Workman Compensation	*$4,500*	*$5,400*	*$7,725*
Fidelity & Erisa Bond	*$800*	*$1,200*	*$1,040*
Directors & Offices	*$8,600*	*$8,600*	*$8,161*
Sub Total Insurance	$55,900	$53,200	$52,926
Newsletter	$62,000	$65,500	$64,500
Committee Programs			
Swim Team	*$22,500*	*$22,500*	*$22,500*
Committees	*$20,000*	*$20,000*	*$10,250*
CEC Community Events	*$30,000*	*$30,000*	*$40,750*
Sub Total Committee Programs	$72,500	$72,500	$73,500
Reserve Funding			
Common Area	*$154,000*	*$176,580*	*$176,580*
Pools	*$104,600*	*$70,463*	*$70,463*
Townhouses	*$232,500*	*$168,253*	*$168,253*
General Contibution	*$0*	*$40,000*	*$40,000*
Capital Improvements	*$20,000*	*$22,000*	*$22,000*
Sub Total Reserve Funding	$511,100	$477,296	$477,296
Townhouse Trash Service	$234,490	$358,716	$249,782
Single Family Trash Service	$379,260	$481,775	$436,391
TOTAL EXPENSES	$3,342,329	$3,410,793	$3,298,619

ASSESSMENT SUMMARY	FY 2010	FY 2009	PERCENT(+/-)
Single Family	$785	$736	6.7%
Townhouse	$891	$841	5.9%
Condominium / Apartment	$518	$469	10.6%