

2010 FINAL OPERATING BUDGET

DESCRIPTION	2006	2007	2008	9/30/2009	2009	2009	2010	2009/2010	%	2009/2010	%
	Actual	Actual	Actual	Actual	Projected	Budget	Final	Change to Projection	Change	Change Budget	Change
OPERATING SUMMARY											
INCOME											
Dues, Tenant Fees, Finance Chg (Net of Allocations)	2,126,881 (338,428)	2,188,153 (338,428)	2,278,618 (338,428)	1,780,735 (261,378)	2,351,582 (348,505)	2,337,785 (348,505)	2,963,512 (543,058)	676,806 (180,651)	28.78% -51.84%	625,727 (194,553)	26.77% -55.83%
Administration	163,547	198,912	181,392	87,020	155,701	173,265	169,972	14,271	9.17%	(3,293)	-1.90%
General/R&G Maintenance	15,669	12,411	8,817	5,464	6,860	10,000	7,000	140	2.04%	(3,000)	-30.00%
Marina	146,498	145,890	153,024	145,680	155,649	161,890	176,459	20,810	13.37%	14,569	9.00%
Pool	87,463	91,481	102,425	86,432	86,432	110,362	96,000	9,568	11.07%	(14,362)	-13.01%
Tennis	4,450	5,385	5,470	5,088	5,351	6,296	5,870	519	9.70%	(426)	-6.77%
Pool Snack Bar	19,572	21,576	19,585	15,420	15,420	20,000	17,120	1,700	11.02%	(2,880)	-14.40%
Eagles Nest	98,270	118,647	86,064	46,360	66,037	126,764	7,658	(58,380)	-88.40%	(119,107)	-93.96%
Pro Operations	691,249	699,955	684,653	485,808	618,058	778,780	672,219	54,161	8.76%	(106,562)	-13.68%
Golf Maintenance	-	-	600	-	-	-	-	-	0.00%	-	0.00%
Security	153,475	146,776	138,116	107,442	130,823	178,575	141,630	10,807	8.26%	(36,945)	-20.69%
TOTAL OPERATING INCOME	3,168,646	3,290,758	3,320,336	2,504,071	3,243,408	3,555,212	3,714,380	549,750	16.95%	159,168	4.48%
EXPENSE											
Dues, Tenant Fees, Finance Chg	-	-	-	-	-	-	-	-	0.00%	-	0.00%
Administration	942,671	1,005,451	1,019,386	748,357	1,008,351	1,016,039	1,077,526	69,176	6.86%	61,487	6.05%
General/R&G Maintenance	507,969	533,661	554,105	413,512	550,447	553,209	614,511	64,064	11.64%	61,302	11.08%
Marina	111,966	105,057	115,504	85,045	117,901	125,608	142,731	24,830	21.06%	17,123	13.63%
Pool	88,575	97,218	103,558	118,569	126,234	112,699	117,905	(8,330)	-6.60%	5,206	4.62%
Tennis	5,872	5,603	5,827	4,163	5,661	5,873	5,865	204	3.60%	(8)	-0.14%
Pool Snack Bar	17,352	16,131	20,501	26,631	27,361	18,756	17,120	(10,241)	-37.43%	(1,636)	-8.72%
Eagles Nest	141,548	153,558	143,523	96,171	134,086	146,661	33,845	(100,241)	-74.76%	(112,816)	-76.92%
Pro Operations	277,341	316,277	273,148	194,804	260,622	284,453	268,024	7,402	2.84%	(16,429)	-5.78%
Golf Maintenance	476,623	478,145	568,211	383,977	502,503	548,874	496,678	(5,825)	-1.16%	(52,195)	-9.51%
Security	767,889	783,778	800,317	591,152	826,058	874,993	907,590	81,532	9.87%	32,597	3.73%
TOTAL OPERATING EXPENSE	3,337,806	3,494,879	3,604,080	2,662,381	3,559,224	3,687,164	3,681,794	122,570	3.44%	(5,370)	-0.15%

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	Actual	Actual	Actual	Actual	Projected	Budget	Final	Change to Projection	% Change	Change Budget	% Change
Dues, Tenant Fees, Finance Chg (Net of Allocations)	2,126,881 (338,428)	2,188,153 (338,428)	2,278,618 (338,428)	1,780,735 (261,378)	2,351,582 (348,505)	2,337,785 (348,505)	2,963,512 (543,058)				
Administration	(779,124)	(806,539)	(837,994)	(661,337)	(852,650)	(842,774)	(907,554)				
General/R&G Maintenance	(492,300)	(521,250)	(545,288)	(408,048)	(543,587)	(543,209)	(607,511)				
Marina	34,532	40,833	37,520	60,635	37,748	36,282	33,728				
Pool	(1,112)	(5,737)	(1,133)	(32,137)	(39,802)	(2,337)	(21,905)				
Tennis	(1,422)	(218)	(357)	925	(310)	423	5				
Pool Snack Bar	2,220	5,445	(916)	(11,211)	(11,941)	1,244	-				
Eagles Nest	(43,278)	(34,911)	(57,459)	(49,811)	(68,049)	(19,897)	(26,188)				
Pro Operations	413,908	383,678	411,505	291,004	357,436	494,328	404,195				
Golf Maintenance	(476,623)	(478,145)	(567,611)	(383,977)	(502,503)	(548,874)	(496,678)				
Security	(614,414)	(637,002)	(662,201)	(483,710)	(695,235)	(696,418)	(765,960)				
NET OPERATING INCOME	(169,160)	(204,121)	(283,744)	(158,310)	(315,816)	(131,952)	32,587	348,403	-110.32%	164,539	-124.70%

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PROGRAMS											
Lake Allocation	222,528	222,528	222,528	171,864	229,154	229,154	229,105	(49)	-0.02%	(49)	-0.02%
Lake Other Income	42,000	6,000	4,973	-	-	1,575	-	-			
Road Allocation	115,900	115,900	115,900	89,514	119,351	119,351	235,176	115,825	97.05%	115,825	97.05%
Roads Other Income	50,388	32,200	31,972	15,083	17,500	30,571	21,200	3,700			
Program Income	1,241,509	1,178,911	1,075,543	737,953	1,011,365	977,715	1,061,630	50,265	4.97%	83,915	8.58%
TOTAL PROGRAM INCOME	1,672,325	1,555,539	1,450,916	1,014,414	1,377,370	1,358,366	1,547,111	169,741	12.32%	188,745	13.90%
Lake Expenses	254,103	281,474	67,896	76,545	210,102	208,751	208,036	(2,066)	-0.98%	(715)	-0.34%
Lake Reserves (includes depreciation)	-	3,514	7,159	12,776	19,052	21,978	21,069	2,017	0.00%	(909)	0.00%
Road Expenses	786,918	394,500	82,595	43,537	50,000	50,000	50,000	-	0.00%	-	0.00%
Road Reserves (includes depreciation)	-	26,033	28,062	21,064	86,851	99,922	206,376	119,525	137.62%	106,454	106.54%
Program Expenses	697,092	621,596	738,813	535,264	735,115	697,715	912,765	177,650	24.17%	215,050	30.82%
TOTAL PROGRAM EXPENSE	1,738,113	1,327,117	924,525	689,186	1,101,120	1,078,366	1,398,246	297,126	26.98%	319,880	29.66%
NET PROGRAM INCOME	(65,788)	228,422	526,391	325,228	276,250	280,000	148,865				
NET OPS/PROGRAM INCOME	(234,948)	24,301	242,647	166,918	(39,566)	148,048	181,452				
Rounding	3	(1)	13	5	-	(3)	-				
Investment Activity	45,801	188,363	(347,789)	657,808	-	-	-				
Allowance for Uncollectables	27,926	(15,561)	7,745	-	-	-	-				
Loss on Disposal of Assets	(2,539)	-	2,512	-	-	-	-				
Total LMOA	(163,757)	197,102	(94,872)	824,731	(39,566)	148,045	181,452	-			