

**Shearwater Condominium Association
Budget Status
as of
August 31, 2009**

Operating Account	% of Year		
	Year-End Budget	Year-to-Date Actuals	Actual vs Budget (%)
Operating Income	494,408	73,814	14.9%
Unit Assessment	446,096	74,350	16.7%
Marina	48,000	-367	-0.8%
Late Fees	300	-275	-91.7%
Other		100	
Operating Account Interest Income	12	6	50.0%
Operating Expenses	319,408	51,830	16.2%
Administration	92,508	9,227	10.0%
Telephone (Gate,Fax,Pool)	900	157	17.4%
Postage	850	172	20.2%
Office Supplies	2,000	635	31.8%
Management Fee	27,315	4,420	16.2%
Audit Fee	1,343		
Attorney Fees	2,500		
Licenses & Permits	350		
Other	2,500	98	3.9%
Real Estate Taxes	750		
Fed & State Taxes	1,500		
Liability Insurance	33,000	3,745	11.3%
Flood Insurance	19,500		
Maintenance & Supplies	49,400	10,780	21.8%
Grounds	20,000	501	2.5%
Buildings	25,000	9,415	37.7%
Pool	2,200	864	39.3%
Marina	2,200		
Service Contracts	99,500	21,073	21.2%
Pest Control	3,600		
Trash Removal	16,000	2,808	17.6%
Snow Removal	5,000		
Grounds Care	26,500	4,415	16.7%
Janitorial Services	27,000	4,200	15.6%
Pool	21,400	9,650	45.1%
Utilities	78,000	10,750	13.8%
Electricity	28,000	3,781	13.5%
Cable TV	23,000	3,480	15.1%
Water & Sewer	27,000	3,489	12.9%
Transfer to Reserve Account	175,000	29,167	16.7%
Net Income		-7,183	

Reserve Account	
Starting Balance (7/01/09)	\$256,007
Year-to-Date	-\$8,477
Income	\$29,474
Fees	
Interest	\$307
Prior Year Operating Surplus	\$29,167
Expenses	\$37,951
Capital Replacement	\$36,976
Periodic Maintenance	975
Current Balance	\$247,530