



Las Brisas Del Mar
At Coral Bay Village Assoc, Inc.
BUDGET VS ACTUAL

2009

**THROUGH AUGUST 31, 2009
 & PROJECTED TO YEARS END**

34	= # of Homes in Las Brisas Del Mar	2009	Aug 31st	PROJECTED	2010
34	= # Homes that Paid in 2009	BUDGET	ACTUAL	to DEC 31	BUDGET

INCOME -- PROJECTED 2010 ASSESSMENT: \$75				
Association Maintenance Income	5,365	6,069	6,069	2,550
Violation Fines	0	0	0	500
Estoppels Letters	0	100	100	400
Late Fees	0	0	0	50
TOTAL INCOME	5,365	6,169	6,169	3,500

EXPENSES				
Management Fees	4,100	2,400	3,600	3,600
Office/Administrative	245	119	87	200
Legal/Professional Fees	1,000	62	62	500
Accounting (Tax Return)	0	0	0	0
Web Site	0	20	20	20
Miscellaneous	0	0	0	0
D & O Insurance	1,050	1,028	1,028	1,030
TOTAL EXPENSES	6,395	3,629	4,797	5,350

INCOME FROM ABOVE	5,365	6,169	6,169	3,500
CARRY OVER FROM PREVIOUS YEAR	1,030	2,031	2,031	3,403
MINUS EXPENSES	6,395	3,629	4,797	5,350
TOTAL INCOME/CARRY OVER MINUS EXP	0		3,403	1,553

Explanation: At our August meeting we projected expenses to the end of the year. our projections show a surplus of \$3,403 to carry over into 2010. To be on the safe side, the board voted to assess \$75 per home. this will give us a cushion in case of emergency. This means that your annual assessments have gone from \$190 (2008) to \$158 (2009) to \$75 (2010) per year at a time when other associations around the state insolvent and raising their assessments.