

DRAFT

2010 Proposed Budget

Account		Monthly	Annual
INCOME			
4000	Owner Dues	13,356	160,272
OTHER INCOME			
4150	Initial Assessments	538	6,451
4200	Late Fees	770	9,240
4860	Acc Collection Recovery	150	1,800
4870	Fines	125	1,500
4400	Interest Income	100	1,200
	TOTAL OTHER INCOME	<u>1,683</u>	<u>20,191</u>
	TOTAL INCOME	<u>15,039</u>	<u>180,463</u>
EXPENSE			
TAXES, INSURANCE & INTEREST			
5000	Property Taxes	79	950
5010	Income Taxes	-	-
5040	Insurance - F&EC	267	3,200
5070	Insurance - D&O	172	2,068
	TOTAL TAXES, INS & INT	<u>518</u>	<u>6,218</u>
UTILITY EXPENSE			
5200	Gas	35	420
5215	Water	504	6,045
5216	Wastewater	30	360
5220	Electricity	650	7,800
5230	Trash Removal	40	480
5240	Telephone - Pool	60	720
	TOTAL UTILITY EXPENSE	<u>1,319</u>	<u>15,825</u>
MAINTENANCE EXPENSE			
5310	Landscaping Contract	2,750	33,000
5320	Landscaping Improvements	292	3,500
5325	Seasonal Plantings	117	1,400
5330	Irrigation Repairs	75	900
5350	Trees & Shrubs	125	1,500
5410	Maintenance Supplies	17	200
5430	Pool Contract	608	7,293
5440	Pool/Spa Repair	50	600
5450	Pool Supplies	300	3,600
5480	Clubhouse Supplies	25	300
5530	Maintenance HVAC	375	4,500
5550	Janitorial Contract	485	5,820
5551	Janitorial Supplies	19	225
5560	Plumbing Maint/Repair	33	400
5580	Electrical Repair	167	2,000
5570	Exterminating	30	360
5840	General Maintenance	83	1,000
5851	Storage	64	770
5920	Signage	<u>13</u>	<u>155</u>

Account	Monthly	Annual
TOTAL MAINTENANCE	5,627	67,523
GENERAL & ADMINISTRATIVE		
7000 Management Fees	2,084	25,008
7010 Salaries	80	960
7200 Legal Fees	83	1,000
7220 Accounting/ Audit	275	3,300
7320 Recreation	417	5,000
7430 Office Supplies/Copies	138	1,660
7450 Postage/Delivery	193	2,320
7460 Newsletter	168	2,010
7540 Keys/Access Cards	13	150
7685 Pool Monitors	375	4,500
7750 Meeting Expense	25	300
7840 Website	42	500
7860 Collection Fee	150	1,800
7870 HOA Collection Expense	200	2,400
7900 Bad Debt Expense	208	2,500
TOTAL ADMIN EXPENSE	<u>4,451</u>	<u>53,408</u>
OPERATING EXPENSES	11,915	142,974
Trsfr to Capital Reserve	2,000	24,000
TOTAL OPERATING EXPENSE	<u>13,915</u>	<u>166,974</u>
Operating Surplus (Loss)	<u><u>1,124</u></u>	<u><u>13,489</u></u>