

<b>Description</b>	<b>2011 Proposed Budget</b>	<b>Notes</b>	
<b>INCOME:</b>			
Current Maintenance dues	193,698.00		
Increase to fund Reserves etc.	31,640.40		
Subtotal Income	<b>225,338.40</b>	<i>projected income \$184.25 per unit per month.</i>	184.25
<b>EXPENSES:</b>		<i>or \$552.75 per quarter</i>	1,224
<b>ADMINISTRATIVE EXPENSES:</b>			<u>225,522.00</u>
Auditor/Tax Preparation	3,000.00	Includes yearend review	
Corporate Fee	140.00	Set fees	
Insurance-Pool/Clubhouse/Cm are	3,733.00	D&O and commercial liability only	184.25
Legal Expenses	1,500.00	HOA legal issues only, does not include drainage	3
Management Contract	17,136.00	No increase for management	552.75
Postage/Supplies/Copies	964.40	Includes copy costs for AGM	408
Taxes	300.00	Set fee	<u>225,522.00</u>
Total Administrative Expenses	<b>26,773.40</b>		
<b>BUILDING OPERATIONS:</b>			
Building Maintenance	2,500.00	Minor repairs	
Contractor Repairs	3,000.00	Larger repairs	
Gate Entry Phones	765.00	Actual cost	
Gate Service & Repairs	250.00		
Cleaning Labor	1,800.00	no increase	
Deferred Maintenance	10,000.00	To include painting	
Total Building Operations	<b>18,315.00</b>		
<b>LANDSCAPE/ROAD MAINTENANCE:</b>			
Landscape & Irrigation	52,200.00	\$ 4350 per mo. lawn care	
Wetlands/Recreation Maintenance	2,700.00	Actual amount	
Landscape Extras	4,000.00		
Fertilization	11,500.00	Contracted price	
Irrigation Maintenance	-0-	Delete Line Item / move \$1000 to extras	
Total Landscape/Road Maint.	<b>70,400.00</b>		
<b>RECREATION FACILITIES:</b>			
Pool Maint. Contract/Permits	2,300.00	Contract price	
Pool/Clubhouse supplies	1,500.00	increased to replacement umbrellas and replace pool heat	
Total Recreation Facilities	<b>3,800.00</b>		
<b>UTILITIES:</b>			
Utilities: Pool/Clubhouse/Cm Area	13,400.00	increased power usage	
Utilities: Irrigation Pump	1,800.00		
Total Utilities Expense	<b>15,200.00</b>		
<b>MISCELLANEOUS:</b>			
Contingency	13,250.00		
Uncollectable Dues	9,600.00		
Total Miscellaneous Expenses	<b>22,850.00</b>		
<b>RESERVE TRANSFERS</b>	<b>68,000.00</b>		
<b>TOTAL INCOME/EXPENSES</b>	<b>225,338.40</b>		