

Proposed 2012
Annual Budget
Jan - Dec 12

Income

Maintenance Fee Income	289,023.36
Total Income	289,023.36

Expense

ADMINISTRATIVE EXPENSES

Board Expenses	500.00
Coupon Books	180.00
Division Fees	61.25
Office Supplies & Expenses	2,500.00
Permit Licenses & Dues	450.00
Web Site Expense	240.00
Total ADMINISTRATIVE EXPENSES	3,931.25

CONTRACTS

Landscaping Maint. Cont. (TP)	12,000.00
Maintenance Contract (TP)	33,800.00
Pest Control Contract	2,500.00
Total CONTRACTS	48,300.00

OTHER EXPENSES

Bad Debt	20,170.21
Total OTHER EXPENSES	20,170.21

PROFESSIONAL SERVICES

Audit/Tax Return Preparation	1,500.00
Insurance Appraisals	600.00
Legal & Professional Fees	5,000.00
Legal Fees -- Collections	3,000.00
Property Management Fees	12,000.00
Total PROFESSIONAL SERVICES	22,100.00

RECREATION EXPENSES

Pool Equipment & Furniture	500.00
Pool Maintenance & Repair	250.00
Pool Service Contract	6,600.00
Pool Supplies	100.00
Total RECREATION EXPENSES	7,450.00

REPAIR & MAINTENANCE

Bldg Repair & Maintenance	10,000.00
Fire Extinguisher Inspection	600.00
Gate Repair & Maintenance	2,000.00
Irrigation System Repair	500.00
Janitorial Expense	1,200.00
Landscape & Tree Maintenance	3,000.00
Plumbing Exterior	1,500.00
Plumbing Interior	1,500.00
Total REPAIR & MAINTENANCE	20,300.00

RESERVE CONTRIBUTIONS

Reserves - Painting	5,000.00
Reserves - Pavement/Resealing	1,000.00
Reserves - Plumbing	0.00
Reserves - Pool Equipment	1,000.00
Reserves - Roof	5,000.00
Total RESERVE CONTRIBUTIONS	12,000.00

TAXES & INSURANCE

Insurance	58,890.86
Total TAXES & INSURANCE	58,890.86

UTILITIES

Cable	27,626.04
Electricity	16,000.00
Telephone & Internet	1,800.00
Water & Sewer	50,455.00
Total UTILITIES	95,881.04

New annual budget: **289,023.36** Previously approved annual budget: **\$ 313,260.61**

Yellow = added to budget