

11/3/09	SOCA Budget Worksheet	Budget Worksheet 2010, Bd mark3.wb3				
ITEMS						2010 Current Proposal
<b>INCOME:</b>						
Planned Units				343		
Average Projected Units Settled, 2010				332		
SOCA Assessment (\$/Unit/mo.)				165.65		
Assessments Due (Avg Units x Assess x 12 mo)						\$659,949.60
Projected Uncollectible Units				7		
Uncollectible Amount (uncoll units x assess x 12 mo)						\$13,914.60
Assessment Collections (Due less Uncollectible)						\$646,035.00
Other Income (Wkg capital Contr, Int, Club rental, etc.)						\$30,177.20
Total Income						\$676,212.20
<b>RESERVES:</b>						
Reserve Contribution						\$107,435.36
(Souce: "Proposed Annual Budget at Build-out of 350 Units", P.O.S.)						
<b>INCOME NET OF RESERVES CONTRIBUTION</b>						<b>\$568,776.84</b>
<b>EXPENSES:</b>						
Grounds - Maintenance						\$40,000.00
Grounds - Improvements & Repairs						\$20,000.00
Snow Pushing						\$15,000.00
Pool - Management						\$21,000.00
Pool - Telephone						\$500.00
Pool - Improvements						\$2,500.00
Pool - Maintenance and Repairs						\$1,000.00
Pool - Chemicals/Supplies						\$1,500.00
Clubhouse - Contracted Janitorial Services						\$24,000.00
Clubhouse - Electricity						\$18,000.00
Clubhouse - Maintenance & Repairs						\$3,500.00
Clubhouse - Exercise Equipment Maintenance Contract						\$1,300.00
Clubhouse - Water & Sewer						\$1,200.00
Clubhouse - Entry System Maintenance Contract						\$3,000.00
Clubhouse - Telephone						\$5,200.00
Clubhouse - Fire Extinguisher Maintenance Contract						\$250.00
Clubhouse - HVAC Contract						\$5,000.00
Clubhouse - Cable w/Internet Access						\$2,755.00
Clubhouse - Equipment & Supplies						\$250.00
Extermination						\$1,750.00
Entrance Gate - Maintenance Contract						\$1,550.00
Guardhouse/Entrance Monument Electricity						\$750.00
Street Lights - Electricity						\$38,000.00
Trash Removal						\$65,000.00
Painting						\$3,000.00
Management, including 1.4 on-site employees						\$113,160.00
Program/Entertainment						\$27,000.00
Night Security						\$47,000.00
Attorney Fees						\$10,000.00
Administrative Expenses						\$21,000.00
Audit & Tax Filing						\$4,200.00
Taxes - Federal & State						\$450.00
Insurance - F & L						\$5,500.00
Insurance - Fidelity						\$750.00
Insurance - Deductible						\$1,000.00
Transition/Reserve Study						\$5,000.00
Total Operating Expenses						\$511,065.00
Contingency Fund						\$57,711.84