

			Approved Budget 2011	Approved Budget 2012
	Actual As Of 9/30/2011	Est 2011 Year End		
INCOME:			\$190/mo	\$200/mo
Dues	\$ 266,760.00	\$ 355,680.00	\$ 355,680.00	\$ 374,400.00
Covenant Violation Fines	\$ 150.00	\$ 300.00		
Late Fees	\$ 3,024.65	\$ 4,176.00	\$ 2,000.00	\$ 2,000.00
Miscellaneous	\$ 20.00	\$ 100.00	\$ 120.00	\$ 120.00
Legal Fee Income	\$ 6,555.67	\$ 8,055.00	\$ 6,000.00	\$ 6,000.00
TOTAL INCOME	\$ 276,510.32	\$ 368,311.00	\$ 363,800.00	\$ 382,520.00
EXPENSES:				
Operating Expenses				
Lighting-PSCC	\$ 6,620.77	\$ 8,534.00	\$ 12,000.00	\$ 11,000.00
Trash Collection	\$ 10,032.00	\$ 13,251.00	\$ 13,000.00	\$ 14,000.00
Water	\$ 24,845.82	\$ 31,000.00	\$ 32,000.00	\$ 33,000.00
Reserve Contribution	\$ 80,592.75	\$ 107,457.00	\$ 107,457.00	\$ 119,530.00
Total Operating Exp	\$ 122,091.34	\$ 160,242.00	\$ 164,457.00	\$ 177,530.00
Maintenance Expenses				
Exterior Building Maint.	\$ 5,037.28	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Interior Building Maint.	\$ 9,255.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Misc./Flowerbeds/Watering	\$ 3,039.70	\$ 3,039.00	\$ 1,000.00	\$ 2,000.00
Grounds Maintenance	\$ 23,528.38	\$ 27,540.00	\$ 27,540.00	\$ 27,540.00
Grounds Extras	\$ 7,536.30	\$ 11,000.00	\$ 15,000.00	\$ 13,000.00
Lighting Maintenance	\$ 4,682.22	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
Parking Lot - R&M	\$ 1,260.00	\$ 1,700.00	\$ 2,000.00	\$ 2,000.00
Plumbing	\$ 187.20	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00
Pool Repairs and maint.	\$ 1,210.61	\$ 1,215.00	\$ 2,000.00	\$ 2,000.00
Pool Contract	\$ 6,265.71	\$ 6,266.00	\$ 4,500.00	\$ 4,500.00
Pool Furniture	\$ -	\$ -	\$ 750.00	\$ 750.00
Roof Maintenance	\$ 2,676.00	\$ 3,200.00	\$ 3,500.00	\$ 3,500.00
Snow Removal	\$ 11,951.60	\$ 13,000.00	\$ 10,000.00	\$ 12,000.00
Sprinkler System Maint.	\$ 7,022.93	\$ 7,500.00	\$ 5,000.00	\$ 6,000.00
Stairway Sweeping	\$ 1,768.80	\$ 1,900.00	\$ 3,200.00	\$ 2,100.00
Parking Lot Sweeping	\$ 120.00	\$ 400.00	\$ 400.00	\$ 400.00
Tennis Court Repairs	\$ -	\$ -	\$ 500.00	\$ 500.00
Tree & Shrub	\$ 13,638.00	\$ 13,700.00	\$ 10,000.00	\$ 12,000.00
Pest Control	\$ 5,383.00	\$ 5,800.00	\$ 4,000.00	\$ 5,000.00
Total Maintenance Exp	\$ 104,562.73	\$ 119,760.00	\$ 114,890.00	\$ 118,790.00
Administration				
Audit	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00
Bad Debts	\$ 4,048.06	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00
Income Taxes	\$ -	\$ -	\$ 500.00	\$ 500.00
Insurance	\$ 27,302.94	\$ 36,400.00	\$ 36,000.00	\$ 36,000.00
Legal Services	\$ 7,631.67	\$ 10,370.00	\$ 8,000.00	\$ 9,000.00
Management Fee	\$ 17,550.00	\$ 23,400.00	\$ 23,400.00	\$ 23,400.00
Miscellaneous & Storage	\$ 841.31	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Other Admin Expense	\$ 2,077.03	\$ 2,700.00	\$ 3,853.00	\$ 3,100.00
Supplies	\$ 1,839.95	\$ 3,219.00	\$ 1,500.00	\$ 3,000.00
Total Administration	\$ 64,490.96	\$ 86,289.00	\$ 84,453.00	\$ 86,200.00
TOTAL EXPENSES	\$ 291,145.03	\$ 366,291.00	\$ 363,800.00	\$ 382,520.00
NET INCOME	\$ (14,634.71)	\$ 2,020.00	\$ -	\$ -