



2012 OPERATING BUDGET

FULL OCCUPANCY • PHASES A - H

REVENUE	COMMUNITY SERVICES	HOA
REGULAR ASSESSMENTS		
2 - Bedroom Units \$280/mo	\$ 40,896.00	\$ 39,744.00
3 - Bedroom Units \$330/mo	\$ 192,384.00	\$ 187,776.00
INSURANCE - 2 Bedroom Unit \$58/mo	\$ 1,728.00	\$ 14,976.00
INSURANCE - 3 Bedroom Unit \$67/mo	\$ 8,064.00	\$ 69,120.00
TOTAL REVENUE	\$ 243,072.00	\$ 311,616.00
EXPENSES	COMMUNITY SERVICES	HOA
ADMINISTRATION		
ADMINISTRATIVE EXPENSE	\$ 1,200.00	\$ 2,400.00
MANAGEMENT SERVICES	\$ 3,600.00	\$ 18,000.00
INSURANCE	\$ 9,000.00	\$ 82,000.00
OFFICE SUPPLIES	\$ 600.00	\$ 600.00
POSTAGE	\$ 600.00	\$ 600.00
ACCOUNTING FEES	\$ 3,050.00	\$ 1,800.00
LEGAL FEES	\$ 1,500.00	\$ 1,500.00
LICENSES	\$ 325.00	\$ 1,000.00
GENERAL SUPPLIES	\$ -	\$ 1,200.00
MISCELLANEOUS	\$ 2,250.00	\$ 3,171.00
TOTAL ADMINISTRATION	\$ 22,125.00	\$ 112,271.00
UTILITIES		
ELECTRICITY	\$ 26,300.00	\$ 18,500.00
WATER & SEWER	\$ 1,400.00	\$ 33,500.00
TRASH REMOVAL	\$ -	\$ 5,765.00
CABLE TV	\$ 1,440.00	\$ 34,680.00
INTERNET (CSA)	\$ 2,040.00	\$ -
TELEPHONE (FIRE ALARM/ANSWERING SERVICE/CELL)	\$ 1,032.00	\$ 1,620.00
PROPANE	\$ 15,915.00	\$ -
TOTAL UTILITIES	\$ 48,127.00	\$ 94,065.00
MAINTENANCE		
MAINTENANCE/HOUSEKEEPING PERSONNEL	\$ 13,560.00	\$ 13,560.00
HEALTH INSURANCE	\$ -	\$ 6,600.00
GROUNDS	\$ 20,000.00	\$ 9,600.00
PEST CONTROL/TERMITE BOND	\$ 350.00	\$ 3,120.00
BUILDING MAINTENANCE	\$ 5,400.00	\$ 10,020.00
JANITORIAL SUPPLIES	\$ 6,600.00	\$ 1,200.00
POOL SUPPLIES	\$ 8,400.00	\$ -
IRRIGATION MAINTENANCE	\$ 1,200.00	\$ -
FIRE ALARM MAINTENANCE	\$ -	\$ 4,860.00
ELEVATOR CONTRACT	\$ -	\$ 16,320.00
TOTAL MAINTENANCE	\$ 55,510.00	\$ 65,280.00
AMENITIES		
GOLF & TENNIS	\$ 72,000.00	\$ -
FITNESS CENTER	\$ 3,420.00	\$ -
BEACH SHUTTLE	\$ 7,980.00	\$ -
ACTIVITIES DIRECTOR (CLUBHOUSE)	\$ 6,210.00	\$ -
ACTIVITIES SUPPLIES	\$ 2,700.00	\$ -
TOTAL AMENITIES	\$ 92,310.00	\$ -
RESERVES		
RESERVES & UPGRADES (2012)	\$ 25,000.00	\$ 40,000.00
TOTAL EXPENSES AND RESERVES**	\$ 243,072.00	\$ 311,616.00
NET INCOME/LOSS	\$ -	\$ -
<small>**BUDGET BASED UPON 120 TOTAL VILLAS</small>		
<small>CONSISTING OF 24 - 2 BEDROOM AND 96 - 3 BEDROOM</small>		