

2010 BUDGET
1/1/2010 Thru 12/31/2010

Adopted by Master Residents 11/16/09

		2009 Budget	2009	2010 Budget	2010
REVENUE		Yearly	Year - End	Yearly	Monthly
MASTER ASSOCIATION					
3100	Master Residents 1026 Units @\$107/Qtr.	\$440,484	\$440,484	\$440,484	\$36,707
3100	Fairway Villas 21 Units @ \$85/Qtr.	\$7,140	\$7,140	\$7,140	\$595
	Sub-Total	\$447,624	\$447,624	\$447,624	\$37,302
FULL SERVICE AREAS					
3150	Manors 28 Units @ \$340/Qtr.	\$38,076	\$38,076	\$38,076	\$3,173
3151	Augusta Links 42 Units@\$336/Qtr.	\$56,448	\$56,448	\$56,448	\$4,704
3152	Lakeview 56 Unit @ \$340/Qtr.	\$76,164	\$76,164	\$76,164	\$76,164
3153	Fairway Villas 21 Units @ \$320/Qtr.	\$26,880	\$26,880	\$26,880	\$2,240
	Sub-Total	\$197,568	\$197,568	\$197,568	\$86,281
OTHER REVENUE					
3105	Lawn Care Delinquent		\$405		
3107	Mail Box Replacement		\$276		
3400	Checking Interest		\$460		
3401	Delinquent Interest		\$958		
3450	Reserve Interest		\$496		
3810	Design Review Fees		\$350		
3900	Other Income		\$890		
3910	Legal Recovery		\$5,113		
	Sub-Total		\$8,948		
	Total Revenue	\$645,192	\$654,140	\$645,192	\$123,583
COMMON EXPENSES					
ADMINISTRATIVE					
4006	Management/Bookkeeping	\$72,636	\$72,636	\$77,544	\$6,462
4012	On-Site Office Expense	\$1,500	\$1,500	\$1,800	\$150
4014	Office Supplies	\$14,004	\$13,500	\$14,004	\$1,167
4045	Newsletter	\$4,992	\$2,400	\$4,992	\$416
4052	License/Fees	\$60	\$61	\$60	\$5
4056	Bad Debt	\$29,568	\$12,000	\$12,024	\$1,002
4075	Legal	\$24,000	\$26,000	\$26,004	\$2,167
4084	Review/Taxes	\$6,000	\$5,000	\$6,000	\$500
4090	Insurance	\$21,996	\$21,000	\$21,996	\$1,833
	Sub-Total	\$174,756	\$154,097	\$164,424	\$13,702
SERVICES					
5067	Contingency	\$2,496	\$0	\$2,496	\$208
6030	Irrigation-Non Contract	\$13,200	\$14,000	\$14,004	\$1,167
6037	Pond Maintenance	\$12,000	\$12,000	\$12,360	\$1,030
6100	Grounds - Contract	\$99,504	\$93,792	\$99,504	\$8,292
6110	Grounds-Non Contract	\$36,000	\$38,000	\$42,000	\$3,500
6250	Electrical Repairs (lights)	\$1,200	\$700	\$1,200	\$100
6300	SWFMD Inspections	\$2,400	\$0	\$2,400	\$200
7001	Electric	\$14,832	\$17,500	\$18,000	\$1,500
7018	Trash Collection (\$7.41/mo. X 1026)	\$91,236	\$91,236	\$91,236	\$7,603
	Sub-Total	\$272,868	\$267,228	\$283,200	\$23,600
	Total Expenses - Master	\$447,624	\$421,325	\$447,624	\$37,302
	2009 Master Assessment:	2009 Master Assessment:		2010 Master Assessment:	
		Fairway Villas \$85/Qtr.		Fairway Villas \$85/Qtr.	
		All Others \$107/Qtr.		All Others \$107/Qtr.	
FULLSERVICE AREAS EXPENSES					
MANORS 28					
8100	Management/Bookkeeping	\$3,552	\$3,552	\$3,660	\$305
8110	Lawn Maintenance	\$13,248	\$13,248	\$13,248	\$1,104
8120	Irrigation Repairs	\$2,964	\$2,000	\$2,964	\$247
8130	Electric (Irrigation Timer)	\$744	\$500	\$744	\$62
8140	Grounds Non-Contract	\$2,400	\$1,000	\$2,400	\$200
8150	Sodding Contingency	\$5,232	\$5,232	\$0	\$0
8155	Tree Trimming	\$0	\$0	\$5,124	\$427
	Total Operating	\$28,140	\$25,532	\$28,140	\$2,345

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		2009 Budget	Estimated	2010 Budget	2010 Budget
		Yearly	Year - End	Yearly	Monthly
8160	Roof Reserve	\$7,548	\$7,548	\$7,548	\$629
8170	Painting Reserve	\$2,388	\$2,388	\$2,388	\$199
8180	Sodding Reserve	\$0	\$0	\$0	\$0
	Total Reserves	\$9,936	\$9,936	\$9,936	\$828
	Total Expenses	\$38,076	\$35,468	\$38,076	\$3,173
	Assessment	\$1360/Yr-\$340/Qtr.		\$1360/Yr-\$340/Qtr.	
	AUGUSTA LINKS 42				
8200	Management/Bookkeeping	\$5,328	\$5,328	\$5,484	\$457
8210	Lawn Maintenance	\$18,120	\$17,500	\$18,120	\$1,510
8220	Irrigation Repairs	\$3,540	\$3,540	\$3,540	\$295
8230	Electric (Irrigation Timer)	\$528	\$450	\$528	\$44
8240	Grounds Non-Contract	\$3,000	\$2,300	\$2,844	\$237
	Total Operating	\$30,516	\$29,118	\$30,516	\$2,543
8260	Roof Reserve	\$10,908	\$10,908	\$10,908	\$909
8270	Painting Reserve	\$5,952	\$5,952	\$5,952	\$496
8280	Sodding	\$9,072	\$9,072	\$9,072	\$756
	Total Reserves	\$25,932	\$25,932	\$25,932	\$2,161
	Total Expenses	\$56,448	\$55,050	\$56,448	\$4,704
	Assessment	\$1344/Yr.-\$336/Qtr.		\$1344/Yr.-\$336/Qtr.	
	LAKEVIEW 56				
8300	Management/Bookkeeping	\$7,092	\$7,092	\$7,308	\$609
8310	Lawn Maintenance	\$24,168	\$24,168	\$24,168	\$2,014
8320	Irrigation Repairs	\$6,000	\$7,000	\$6,996	\$583
8330	Electric (Irrigation Timer)	\$2,556	\$2,000	\$2,556	\$213
8340	Grounds Non-Contract	\$600	\$200	\$600	\$50
8350	Sodding Contingency	\$5,232	\$5,232	\$0	\$0
8355	Tree Trimming	\$0	\$0	\$4,020	\$335
	Total Operating	\$45,648	\$45,692	\$45,648	\$3,804
8360	Roof Reserve	\$11,328	\$11,328	\$11,328	\$944
8370	Painting Reserve	\$19,188	\$19,188	\$19,188	\$1,599
8380	Sodding Reserve	\$0	\$0	\$0	\$0
	Total Reserves	\$30,516	\$30,516	\$30,516	\$2,543
	Total Expenses	\$76,164	\$76,208	\$76,164	\$6,347
	Assessment	\$1360/Yr.-\$340/Q		\$1360/Yr.-\$340/Qtr.	
	FAIRWAY VILLAS 21				
8400	Management/Bookkeeping	\$2,652	\$2,652	\$2,748	\$229
8405	Grounds Non-Contract	\$3,600	\$1,200	\$2,796	\$233
8410	Lawn Maintenance	\$6,036	\$5,800	\$6,036	\$503
8420	Irrigation Repairs	\$1,800	\$2,300	\$2,400	\$200
8430	Electric (Irrigation Timer)	\$384	\$1,200	\$396	\$33
8450	Trash	\$1,104	\$1,200	\$1,200	\$100
8455	Contingency	\$6,948	\$6,948	\$6,948	\$6,948
	Total Operating	\$22,524	\$21,300	\$22,524	\$8,246
8460	Roof Reserve	\$4,356	\$4,356	\$4,356	\$363
8470	Painting Reserve	\$0	\$0	\$0	\$0
8490	Sodding	\$0	\$0	\$0	\$0
	Total Reserves	\$4,356	\$4,356	\$4,356	\$363
	Total Expenses	\$26,880	\$25,656	\$26,880	\$8,609
	Assessment	\$1280/Yr.-\$320/Q		\$1280/Yr.-\$320/Qtr.	
	TOTAL EXPENSES - FULL SERVICE	\$197,568	\$192,382	\$197,568	\$22,833
	TOTAL BUDGET	\$645,192	\$613,707	\$645,192	\$60,135
*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.					
**Maintenance Fees are rounded to the nearest whole dollar.					