

	Approved Budget 11/16/11				
GL#	Income	2012 Draft	Master	Budget	
401	Homeowner assessment	\$1,428,840	\$210 per quarter/\$1 monthly		
402	Admin Income	\$8,000			
403	Cell Tower	\$13,800			
405	Advertising	\$4,400			
406	Legal/Collection Fees	\$4,400			
410	Late Fees	\$5,000			
430	Pool Keys	\$1,000			
460	Interest Bank Accts	\$800			
485	Donations for Assessments	\$0			
490	Activities Income	\$28,000			
	Total Income	\$1,494,240			
	Utilities				
502	Cable	\$800			
504	Electric	\$114,000			
506	Gas	\$45,500			
507	Refuse	\$2,500			
508	Telephone	\$8,500			
510	Water	\$235,000			
	Total Utilities	\$406,300			
	Administration				
512	Audit	\$10,000			
514	Bad Debt	\$20,000			
515	On Site Reserve Study	\$6,000			
518	Insurance Master	\$20,000			
519	Computer IT	\$4,500			
520	Internet	\$1,500			
521	Computer Software	\$1,400			
522	Legal/Collection	\$12,000			
523	Computer Hardware	\$1,500			
524	Collection	\$2,000			
526	Accounting/Payroll	\$27,865			
529	Consulting	\$2,500			
530	Mileage	\$6,000			
531	Association signs	\$1,700			
532	Misc General Admin Cost	\$1,500			
533	Membership/Magazine/Dues	\$200			
534	Office Equip Lease	\$20,000			
536	Office Supplies	\$11,000			
538	Office Equip Repr/Rpl	\$600			
542	Permits/License/f/Fees	\$2,000			
544	Postage	\$5,200			
546	Printing Offsite	\$100			
548	Taxes Income	\$0			
550	Taxes Real Estate	\$300			
551	Personal Property Taxes	\$280			
552	Volunteer Appr Dinner	\$3,000			
554	Train/Education/Seminars	\$600			

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GL#	Income	2012 Draft	Master	Budget	
555	Workers Comp	\$400			
556	Water Cooler/Water	\$2,900			
559	Incentive Pay	\$2,500			
560	Employee Wages	\$169,500			
561	Payroll Taxes	\$15,500			
562	Benefits	\$4,400			
	Total Administrative	\$356,945			
	Maintenance				
602	Backflow Inspections	\$800			
603	Backflow Valve Maint	\$500			
604	Maintenance-in-House	\$900			
605	In-House repair supplies	\$1,000			
606	Maintenance Outside Cont	\$17,200			
New	Golf Cart Maint	\$800			
New	Abandon propety landscaping	\$2,000			
607	Fitness Equip Maint	\$2,500			
608	Electric Pepair/Maint	\$4,000			
609	Appliance Repair	\$0			
610	Equipment Maintenance	\$200			
611	Swans	\$0			
612	Fish Renmove/Repl/Food	\$500			
614	Chemicals/Fertilizers	\$0			
615	Lock Repair/Replace	\$4,500			
616	Furn Repr/Maint Inside	\$750			
617	Tile Repair/Replace	\$500			
618	HVAC Maint/Repair	\$15,000			
619	Conrete/Cement/Repr/Repl	\$15,000			
622	Irrigation Repairs	\$6,100			
623	Irrigation Supplies	\$800			
624	Janitorial Contract	\$35,000			
625	Janitorial Equip Repr/Maint	\$100			
626	Janitorial Supplies	\$10,000			
628	Lake System Maint	\$20,000			
630	Lake Chemicals	\$11,000			
631	Lake Equip Repairs	\$3,000			
632	Landscap Granite Conv	\$7,000			
634	Landscape Contract	\$265,000			
635	Gardens Common Landsc Cont	\$16,200			
636	Exterminating	\$3,400			
637	Welding	\$2,000			
638	Plant/Shrub Replacement	\$8,000			
640	Pool/Spa Maint Contract	\$28,900			
641	Pool Chemicals	\$8,500			
644	Pool/Spa Repair Minor	\$9,000			
646	Security	\$1,500			
649	Tree Trim/Remv/Replace	\$55,000			
650	Palm Tree Maint	\$15,000			
684	Contingencies	\$0			
685	Contributions Applied	\$0			

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GL#	Income	2012 Draft	Master	Budget	
	Total Maintenance	\$571,650			
	Supplies				
671	Electrical Supplies	\$500			
672	Sound/Light Upgr/Repr	\$0			
673	Flag/Repl/Repair	\$600			
	Total Supplies	\$1,100			
681	Activities	\$28,000			
	Total Expenses	\$1,363,995			
905	Reserve Allocation	\$126,000			
	Tota Expenses & Reserve	\$1,489,995			
	Surplus	\$4,245			
	Master				
	Reserve Contributions				
	Reserve allocation	\$123,000			
	Asset Preservation Fees	\$53,000			
	Interest on Investments	\$16,000			
	Total	\$192,000			
	Master				
	Projected Reserve expenses				
	Rec Center Renovation	\$175,000			
	Exercise Equipment	\$14,000			
	Walls	\$20,000			
	Total	\$209,000			