

2009 Budget Breakdown

Annual Meeting

Proposed Monthly Dues Calculations						
Description	2008 Dues	2009 Base Dues*	Property Insurance **	Collection Shortfall Adjustment	Preliminary Dues	Proposed Dues
Phase I 2-story, Phase II 2 BR TH	\$98	\$34	\$63	0	\$97	\$98
Phase II 2 BR flat	\$108	\$34	\$73	0	\$107	\$108
Phase I 3-story, Phase II 3 BR TH	\$118	\$34	\$87	0	\$121	\$118
Phase II 3 BR flat	\$133	\$34	\$103	0	\$137	\$133
Garden Home	\$29	\$32		0	\$32	\$32
Lot	\$14	\$16		0	\$16	\$16

* COST BREAKDOWN		2008			2009
EXPENSE	Jan - Sept (Actual)	Oct - Dec (Forecast)	Sum	Budget	
Lawn Care/ groundskeeping	10,985	4,000	15,000	21,600	
Tree Trimming/ removal	0	2,500	2,500	1,000	
Property Manage	8,880	3,240	12,120	13,000	
Administrative	553	300	850	1,000	
Liability Insurance (2)	3,585	0	3,585	3,800	
Security Lighting	882	300	1,200	1,400	
Pool					
Utilities	2,213	800	3,000	2,500	
Regular Maint	1,762	850	2,600	2,600	
Repairs/ Purchase	2,538	200	2,740	1,000	
SUBTOTAL	31,398	12,190	43,600	47,900	
			30.53	33.54	
Katrina	301	115	420	0	
Termite Contract	1,500	0	1,500	1,500	
Property Insurance	48,088	281	48,370	58,000	

** Property Insurance Calculations					
Annual premium \$58,000					
Description	sq footage	units	Total Sq. Ft.	Annual Cost	Monthly Cost
Phase I 2- story	1,150	39	44,850	\$749	\$62
Phase I 3-story	1,600	13	20,800	\$1,043	\$87
Phase II 2 BR TH	1,200	6	7,200	\$782	\$65
Phase II 3 BR TH	1,600	3	4,800	\$1,043	\$87
Phase II 2 BR Flat	1,350	7	9,450	\$880	\$73
Phase II 3 BR Flat	1,900	1	1,900	\$1,238	\$103
			89,000		