

Town Home 2011 Approved Budget

Description	2010 Approved Budget	2011 Approved Budget
<b>Revenues</b>		
Maintenance Fees	315,817.00	315,810.71
Late Fees	0.00	
Decal Pool Key Income	0.00	
Legal Admin Fees	0.00	
Interest Income	0.00	
<b>Total Revenues</b>	<b>315,817.00</b>	<b>315,810.71</b>
<b>Administrative Expenses</b>		
Insurance	62,802.00	65,314.08
Office Expense	500.00	500.00
General Administration	1,000.00	1,000.00
Master Association Fees	122,400.00	128,619.63
Accounting Fees	1,800.00	1,700.00
Legal Fees	4,500.00	4,500.00
License, Fees, Permits	61.00	61.00
Bad Debt Expense	10,000.00	10,000.00
Management Service Contract	6,000.00	0.00
		(Included in Master)
<b>Total Administrative Expenses</b>	<b>209,063.00</b>	<b>211,694.71</b>
<b>Operating Expenses</b>		
Lawn Maintenance/Wet check/Fert.	31,500.00	31,500.00
Landscape Extras	1,200.00	1,200.00
Landscape - Mulch	3,000.00	4,000.00
Landscape - Tree Trimming	6,500.00	6,500.00
Landscape - Fire Ant Treatment	800.00	800.00
Irrigation - Maintenance Contract	0.00	
Irrigation - Repairs	250.00	4,350.00
		(conversion of heads)
Pressure Washing - Roofs, Driveways, Sidewalks	12,700.00	3,500.00
Electricity	6,500.00	6,000.00
Street Light Replacement	1,500.00	1,962.00
Cable TV	42,804.00	42,804.00
General Repairs & Maint. /Painting Touchup		1,500.00
<b>Total Operating Expense</b>	<b>106,754.00</b>	<b>104,116.00</b>
<b>Total Expenses</b>	<b>315,817.00</b>	<b>315,810.71</b>
Town Home portion of Master calculated at 32%	122,400.00	128,619.63
Total Townhome Expense less Master	193,417.00	187,191.08
Net Income (Loss)	0.00	
<b>Monthly Maintenance Fee with Master (with Reserves For Master Only)</b>		
Green Cay Village Town Home Fee	161.18	155.99
Green Cay Village Master Fee	102.35	107.18
	263.53	263.18

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.