

HOMEOWNERS

2010 PROJECTED ACTUAL

2011 PROPOSED BUDGET

	2010 PROJECTED ACTUAL			2010 BUDGET	2011 PROPOSED BUDGET						
	JAN-NOV ACTUAL	DEC ESTIMATE	YR. TO DATE 12-MONTH		HOMES	LOTS	HOMES & LOTS	HOMES & CONDOS	HOMES, LOTS & CC CONDOS	HOMES, LOTS & ALL CONDOS	TOTAL
NUMBER OF UNITS					86	47	133	192 106	163	239	
UTILITIES											
Electric Service--Common	581.30	52.85	634.15	750.00			650.00				650.00
Sewer Assessment--Homes	14,154.17		14,154.17	14,154.17	12,352.88						12,352.88
Sewer Assessment ---Lots			0.00	0.00	0.00						0.00
Total UTILITIES	14,735.47	52.85	14,788.31	14,904.17	12,352.88		650.00				13,002.88
REPAIRS & MAINTENANCE--HOA			0.00								
Common Property mow & maintenance	1,097.62	70.00	1,167.62	1,500.00			1,200.00				1,200.00
Lot Mowing	2,760.00		2,760.00	3,500.00	3,500.00						3,500.00
Boat ramp (short term Maint & Repair)	238.55		238.55	525.00					400.00		400.00
Mowing and mangroves for owners			0.00	0.00			500.00				0.00
Other	175.00		175.00	200.00			100.00				100.00
Total REPAIRS & MAINTENANCE-HOA	4,271.17	70.00	4,341.17	5,725.00		3,500.00	1,800.00		400.00		5,200.00
GENERAL & ADMINISTRATIVE											
OFFICE EXPENSE											
POST OFFICE BOX RENTAL(yearly)	70.00		70.00	70.00			70.00				70.00
Records Storage	431.52		431.52	460.00			450.00				450.00
Bank Charge:Safe Deposit Box Rental	70.00		70.00	75.00			70.00				70.00
Postage	198.30	18.03	216.33	500.00			250.00				250.00
Supplies	360.99	32.82	393.81	700.00			400.00				400.00
Vehicle mileage reimbursment	306.50	27.86	334.36	300.00			300.00				300.00
Other (website & Professional fees)	706.23		706.23	680.00			700.00				700.00
Accounting Fees	1,087.50		1,087.50	900.00			1,100.00				1,100.00
Legal Fees	4,662.00		4,662.00	10,000.00			5,000.00				5,000.00
Meeting Space Rental	100.00		100.00	100.00			100.00				100.00
Insurance - Directors and Crime	1,396.84		1,396.84	1,500.00			1,500.00				1,500.00
Annual Corporate Report	61.25		61.25	61.25			61.25				61.25
Federal & State Income Taxes	0.00		0.00	0.00			0.00				0.00
Total GENERAL & ADMINISTRATIVE	9,451.13	78.71	9,529.84	15,346.25			10,001.25				10,001.25
RESERVE FUNDING--HOA											
RAMP IMPROVEMENT	840.57		840.57	840.57					840.57		840.57
SEWER HOOK-UP	4,954.05		4,954.05	4,954.05			4,954.05				4,954.05
Total RESERVE FUNDING	5,794.62		5,794.62	5,794.62			4,954.05		840.57		5,794.62
TOTAL EXPENSES	34,252.39	201.55	34,453.94	41,770.04	12,352.88	3,500.00	17,405.30		1,240.57		34,498.75
ASSESSMENTS PER UNIT											
HOMES				344.02	143.64		130.87		7.61		282.12
LOTS				253.90		74.47	130.87		7.61		212.95
CC CONDO				8.38					7.61		7.61
REVENUE TO CCHOA											
HOMES	29,585.37		29,585.37	29,585.37	24,261.97						24,261.97
LOTS	11,933.33		11,933.33	11,933.33	10,008.46						10,008.46
CC CONDO	251.33		251.33	251.33	228.33						228.33
TOTAL REVENUE	41,770.03		41,770.03	41,770.03	34,498.75						34,498.75

SEWER

	2010 PROJECTED/ACTUAL				2011 PROPOSED BUDGET					
	JAN-NOV	DEC	YR. TO DATE	2010 BUDGET	HOMES	LOTS	HOMES & LOTS	HOMES, LOTS & CONDOS	HOMES, LOTS & CONDOS	TOTAL
	ACTUAL	ESTIMATE	12-MONTH		HOMES	LOTS	& LOTS	& CONDOS	& CONDOS	TOTAL
NUMBER OF UNITS					86	47	133	192	239	
UTILITIES--SEWER										
ELECTRIC	8,225.63	747.78	8,973.41	9,250.00				9,500.00		9,500.00
WATER	188.12	149.10	337.22	400.00				400.00		400.00
REPAIRS & MAINTENANCE--SEWER										
GROUND MAINTENANCE	500.00		500.00	500.00				500.00		500.00
SEWER PLANT MAINTENANCE										
Sludge Hauling	1,440.00	720.00	2,160.00	3,000.00				2,200.00		2,200.00
Chemicals	2,398.91	218.08	2,616.99	2,600.00				2,700.00		2,700.00
Lab Tests	1,344.00	122.18	1,466.18	1,600.00				1,600.00		1,600.00
Monthly Contract	6,347.00	577.00	6,924.00	6,850.00				7,270.20		7,270.20
Repair	530.00	48.18	578.18	3,500.00				607.09		607.09
Maintenance-Other	573.77	52.16	625.93	1,500.00				657.23		657.23
ADMINISTRATIVE--SEWER			0.00							
ACCOUNTING FEES	637.50		637.50	900.00				650.00		650.00
INSURANCE/PROP&LIABILITY	1,067.55		1,067.55	1,500.00				1,200.00		1,200.00
LEGAL FEES	0.00		0.00	0.00						0.00
OFFICE EXPENSES	0.00		0.00	0.00						0.00
RESERVE/SEWER	0.00		0.00	0.00						0.00
FLORIDA RUAL WATER ASSOC.	294.00		294.00	0.00				294.00		294.00
TOTAL EXPENSES	23,546.48	2,634.49	26,180.97	31,600.00				27,578.52		27,578.52
TOTAL EXPENSES PER UNIT								143.64		
ASSESSMENTS PER UNIT										
HOMES				164.58				143.64		143.64
LOTS-No sewer participation				0.00				0.00		0.00
CONDOS				164.58				143.64		143.64
REVENUE TO SEWER										
86 ASSESSMENT FEES-HOMES (86)	14,154.17	0.00	14,154.17	14,154.17						12,352.88
0 ASSESSMENT FEES-LOTS (0)	0.00	0.00	0.00	0.00						0.00
30 ASSESSMENT FEES-CC CONDO (30)	4,937.50	0.00	4,937.50	4,937.50						4,309.14
76 ASSESSMENT FEES-CH CONDO (76)	12,508.33	0.00	12,508.33	12,508.33						10,916.50
TOTAL REVENUE	31,600.00		31,600.00	31,600.00						27,578.52