

Proposed
Budget 09/10

INCOME

Gross Income	897,641.80
Late Fee	
Total Income	897,641.80

EXPENSES

Administrative

Accounting	8,400.00
Auto/Gas/Oil/Repairs	7,500.00
Bank Service Charges	500.00
CPA Accounting	4,100.00
Dues/Subscriptions	500.00
Legal	5,000.00
Miscellaneous	0.00
Office Supplies	4,000.00
Office Equipment	1,000.00
Office Phone	6,000.00
Postage/Delivery	400.00
Public Relations	2,000.00
Replacement Reserve	24,000.00
Total Administration	63,400.00

Contracts

Contract Labor	0.00
Landscape/Grounds	54,648.00
Pest Control	11,040.00
Pest Control Termite	8,910.00
Reserve Study	
Security	0.00
Trash Removal	38,019.00
Total Contracts	112,617.00

Maintenance & Repair

Appliance/Equipment	2,500.00
Driveways/Streets	15,000.00
Lighting/Electrical	
Garage/carports	4,000.00
Plumbing	10,000.00
Pool Furniture	
Security locks/keys	3,000.00
Signage	500.00
Special Projects	
Total Maintenance & Repair	35,000.00

Payroll Expenses

Health Insurance	31,685.00
Employer FICA	530.00
State Tax SUTA	300.00
Workers Compensation	6,482.00
Payroll Expenses	243,380.00
Payroll Tax Expense (FUTA)	
Paychex (payroll fee)	2,700.00
Payroll Tax Expense	19,800.00
Total Payroll Expenses	304,877.00

Supplies

Electrical Supplies	2,000.00
Landscape Supplies	10,000.00
Lumber & Construction	45,493.98
Pool Supplies & Maintenance	2,800.00
Tools & Equipment	800.00
Total Supplies	61,093.98

Taxes & Insurance

State Taxes	
Federal Tax - Unemployment	
Auto Insurance	1,654.00
Disability Insurance	0.00
Franchise Tax	
Flood Insurance	45,500.00
Property/Liability Insurance	194,236.82
Fidelity/Surety Bond	1,263.00
Total Taxes & Insurance	242,653.82

Utilities

Electric	24,000.00
Water/Sewer	54,000.00
Total Utilities	78,000.00

Total Expenses **897,641.80**

Note: This budget is the same as the budget last year. There will be **no dues increase**.