

		<b>2010 Budget</b>
<b>Income</b>		
	<b>HomeOwners Dues</b>	
	2010 Assessments	791,367.00
	Sweetbriar Assessments	42,993.00
	<b>Total HomeOwners Dues</b>	<u>834,360.00</u>
	<b>Other Income</b>	60,000.00
	<b>Rental Income</b>	140,000.00
<b>Total Income</b>		<u>1,034,360.00</u>
<b>Expense</b>		
	<b>Buoy Fees</b>	2,300.00
	<b>Fixed Costs</b>	
	Contingency	1,602.40
	Insurance	23,500.00
	Property Taxes	50,900.00
	<b>Total Fixed Costs</b>	<u>76,002.40</u>
	<b>Operating Costs</b>	
	<b>Utilities</b>	
	Cable	5,200.00
	Electrical	31,000.00
	Gas	52,000.00
	Lease Merlin Legend	4,800.00
	Telephone	11,531.00
	Trash Removal	9,418.33
	Water / Sewer	29,000.00
	<b>Total Utilities</b>	<u>142,949.33</u>
	<b>Pool Maint &amp;Supplies</b>	5,600.00
	<b>Grounds Maint.</b>	
	Snow Removal	4,000.00
	Grounds Maint. - Other	9,987.23
	<b>Total Grounds Maint.</b>	<u>13,987.23</u>
	<b>Housekeeping Supplies</b>	21,000.00
	<b>Repairs &amp; Maintenance</b>	
	Unit Maint.	25,000.00
	<b>Total Repairs &amp; Maintenance</b>	<u>25,000.00</u>
	<b>Operating Supplies</b>	
	Newsletters	3,000.00
	Postage	5,300.00
	Advertisement & Printing	2,675.00
	<b>Total Operating Supplies</b>	<u>10,975.00</u>
	Contingency Operating	4,569.00
	<b>Revenue Taxes</b>	
	Occupancy Tax	4,400.00

	Revenue Taxes - Other	9,064.75
	<b>Total Revenue Taxes</b>	<b>13,464.75</b>
<b>Total Operating Costs</b>		<b>237,545.31</b>
<b>General &amp; Administrative</b>		
	<b>Employee Benefits</b>	
	Employee Retirement	3,000.00
	Medical Insurance Expense	5,800.00
	<b>Total Employee Benefits</b>	<b>8,800.00</b>
	<b>Employee Insurance</b>	
	Workmans Compensation	21,000.00
	<b>Total Employee Insurance</b>	<b>21,000.00</b>
	General & Admin Contingency	1,181.90
	<b>Payroll Expense/Office Employee</b>	
	Housekeeping Payroll	170,444.66
	Maintenance Payroll	74,435.73
	Activities Director	8,632.00
	Payroll Expense/Office Emplc	163,640.56
	<b>Total Payroll Expense/Office Employee</b>	<b>417,152.95</b>
<b>Total General &amp; Administrative</b>		<b>448,134.85</b>
<b>Rental Commissions</b>		<b>33,000.00</b>
<b>Managing Agent Fee</b>		<b>83,436.00</b>
<b>Legal</b>		<b>3,000.00</b>
<b>Office</b>		
	<b>CardService Fee</b>	
	Bank Chrg	0.00
	Discover Card Fees	0.00
	CardService Fee - Other	6,800.00
	<b>Total CardService Fee</b>	<b>6,800.00</b>
	Office Supplies	6,400.00
	Bookkeeping / Accounting	1,750.00
	Travel	200.00
	Fees/Dues	600.00
	Equipment Rental	2,200.00
	Computer Repair	5,000.00
	Office - Other	2,300.00
<b>Total Office</b>		<b>25,250.00</b>
<b>Reserves</b>		

	<b>Carpets</b>	6,200.70
	<b>Exterior Maint</b>	10,127.72
	<b>Fences, Walkways &amp; Pier</b>	3,962.21
	<b>Furniture/Appliances</b>	44,892.47
	<b>Interior Maint.</b>	12,540.38
	<b>Linen/Personal Property</b>	12,071.42
	<b>Office Equipment</b>	2,550.98
	<b>Pool/Spa</b>	6,654.47
	<b>Reserves/Contingency</b>	4,138.14
	<b>Room Heater</b>	4,926.01
	<b>Water Heater</b>	4,318.94
	<b>Total Reserves</b>	<u>112,383.44</u>
	<b>S.B Expense</b>	
	<b>SB Developer HOA Dues</b>	13,308.00
	<b>Total S.B Expense</b>	<u>13,308.00</u>
<b>Total Budget</b>		<u><u>1,034,360.00</u></u>

2010 ANNUAL MAINT. ASSESSMENT

Studio	\$402.00	\$20,502.00
One Bedroom	\$455.00	\$232,050.00
Two Bedroom	\$501.00	\$511,020.00
Three Bedroom	\$545.00	\$27,795.00
Sweetbriar	\$843.00	\$42,993.00
33 Total Assessments		\$834,360.00
Rental Income		\$140,000.00
Other Income		\$60,000.00
Total Income		\$1,034,360.00