

Steven's Plantation Homeowners Association		
2008 Approved Budget		
510 homes @ \$610		2008 Approved
	Income:	
4010	Assessments	311,110
4065	Interest on Delinquent	0
4180	Interest on Operating Acct	0
4199	Miscellaneous	0
	Total	\$311,110
	Expenses	
General & Administrative		
6010	Management Fees (\$5 per door)	30,600
6020	Acct/Audit Fees/Tax Prep	1,500
6040	Legal Fees	5,000
6070	Payment Coupon Booklets	1,500
6090	Postage	2,500
6100	Insurance - Liability	6,600
6110	Insurance - D&O	2,500
6150	Office Supplies	1,000
6160	Telephone / Fax	200
6170	Copies/Printing/Supplies	2,000
6210	High Speed Data (\$35 per lot)	214,200
6220	Corporate Annual Report	62
6280	Storage	50
6299	Miscellaneous	500
	Total	\$268,212
Grounds Maintenance		
6510	Contracted Lawn Service	11,087
6540	Flowers - At Entrances	5,000
6550	Mulch	6,600
6605	Pest Control	2,052
6610	Irrigation - Repair & Maint	2,640
6670	Signage - Repairs & Maint	1,000
6740	General Repairs & Maint	1,000
6755	Holiday Decorations	2,000
6799	Miscellaneous	1,419
	Total	\$32,798
Utilities		
7810	Electric - Common Areas	\$2,000
7880	Water - Common Areas	\$1,500
	Total	\$3,500
Reserves		
	General	\$6,600
Total Expenses		\$311,110
Income/(Loss)		\$0

Approved 11/01/07 _____

Signature

_____ Title

Budget Item	Current Budget	Proposed Budget
Civil Engineer Task 0	\$0	\$450
Civil Engineer Task 1	\$0	\$1,750
Civil Engineer Task 2	\$0	\$12,260
Civil Engineer Task 3	\$0	\$6,700
Civil Engineer Task 4	\$0	\$1,350
Civil Engineer Task 5	\$0	\$5,000
Civil Engineer Task 6	\$0	\$400
Pond 3 Underdrains	\$0	\$40,000
Road Underdrains	\$0	\$46,360
Test wells to monitor underdrains	\$0	\$2,000
Roundabout subsidence	\$0	\$3,000
Pond 1 / Pond 2 backyard subsidences	\$0	\$4,000
Sidewalk repairs	\$0	\$5,000
Video of storm drains	\$0	\$11,500
Pond 3 weed growth cleanup & regrading	\$0	\$3,000
Road Repairs	\$0	\$22,560
TOTALS	\$0	\$165,330
Work Area		
Reserve Calculations		
Current Proposed Value	\$225,000	
Feet in Road repairs from above	900	
Amount in linear foot to just resurface roads. Above repairs of \$25/linear foot included removal of top surface asphalt.	\$12	
Amount to decrease reserves = \$12*900	\$10,688	
Total needed in reserves	\$214,313	
Assume all above expenses should be put in reserves. I'll add in everything from above except for road reserves for this item	\$165,330	

Add the previous item to the \$214,313 requirement	\$379,643	
Let's stretch the 4 year period to 5. If we do, we need to add one year \$3% inflation for the \$214,313 road repair reserve	\$386,072	
Total needed in Road Reserves for 5 year period	\$386,072	
Expenditure required in 2005	\$165,330	

