

Brandon Mill Farms Condo Assoc., Inc.

2010 BUDGET

	Annual 2010	PERMONTH	PER UNIT
INCOME:			
MONTHLY ASSESSMENT INCOME			
ASSESSMENTS (825sq.ft.)	\$131,976	\$10,998	\$141.00
ASSESSMENTS (955sq.ft.)	\$50,856	\$4,238	\$163.00
ASSESSMENTS (1139sq.ft.)	\$144,336	\$12,028	\$194.00
ASSESSMENTS (1273sq.ft.)	\$88,944	\$7,412	\$218.00
ASSESSMENTS (1397sq.ft.)	\$45,696	\$3,808	\$238.00
ASSESSMENTS (1456sq.ft.)	\$89,280	\$7,440	\$248.00
LATE FEE INCOME	\$9,000	\$750	\$3.05
LEGAL FEE INCOME	\$5,000	\$417	\$1.69
INTEREST INCOME	\$1,500	\$125	\$1.36
DELINQUENCIES	(\$39,661)	(\$3,305)	(\$13.44)
TOTAL MONTHLY ASSESS INCOME:	\$526,927	\$43,911	\$178.50
2009 SPECIAL ASSESSMENT INCOME:			
ASSESSMENTS (825sq.ft.)	23,605.92	1,967.16	\$25.22
ASSESSMENTS (955sq.ft.)	9,107.28	758.94	\$29.19
ASSESSMENTS (1139sq.ft.)	25,898.64	2,158.22	\$34.81
ASSESSMENTS (1273sq.ft.)	15,875.28	1,322.94	\$38.91
ASSESSMENTS (1397sq.ft.)	8,198.40	683.20	\$42.70
ASSESSMENTS (1456sq.ft.)	16,020.00	1,335.00	\$44.50
DELINQUENCIES	(\$6,900.00)		
TOTAL 2009 SPEC ASSESS INCOME	91,805.52	8,225.46	\$33.44
TOTAL INCOME	\$618,732.52	\$52,136.04	\$211.94
EXPENSES			
ADMINISTRATIVE:			
MANAGEMENT	\$38,376	\$3,198	\$13.00
TAX PREP.	\$330	\$28	\$0.11
LEGAL	\$23,000	\$1,917	\$7.79
BANK CHARGES	\$220	\$18	\$0.07
POSTAGE	\$1,000	\$83	\$0.34
PRINTING AND REPRODUCTION	\$2,000	\$167	\$0.68
OFFICE SUPPLIES	\$400	\$33	\$0.14
SOCIAL	\$0	\$0	\$0.00
MISC	\$0	\$0	\$0.00
TOTAL ADMINISTRATIVE:	\$65,326	\$5,444	\$22.13
TAXES & INSURANCE:			
FEDERAL INCOME TAX	\$0	\$0	\$0.00
STATE & LOCAL INCOME TAX	\$0	\$0	\$0.00
OTHER TAXES AND FEES	\$50	\$4	\$0.02
INSURANCE	\$55,000	\$4,583	\$18.63
TERMITE BOND	\$15,000	\$1,250	\$5.08
TOTAL TAXES & INSURANCE:	\$70,050	\$5,838	\$23.73
UTILITIES:			
REFUSE REMOVAL	\$13,000	\$1,083	\$4.40
ELECTRICITY	\$26,000	\$2,167	\$8.81
WATER	\$89,000	\$7,417	\$30.15
SEWER	\$90,000	\$7,500	\$30.49
GAS	\$1,000	\$83	\$0.34
TOTAL UTILITIES:	\$219,000	\$18,250	\$74.19
LANDSCAPE:			
LANDSCAPE CONTRACT	\$35,700	\$2,975	\$12.09
PINESTRAW/MULCH	\$7,000	\$583	\$2.37
SUMMER/WINTER COLOR	\$3,000	\$250	\$1.02
RETENTION POND MAINT	\$2,000	\$167	\$0.68
IRRIGATION	\$0	\$0	\$0.00
TREE REMOVAL/TRIMMING	\$5,000	\$417	\$1.69
PLANT REPLACEMENT	\$2,500	\$208	\$0.85
MISC	\$0	\$0	\$0.00
TOTAL LANDSCAPE:	\$63,700	\$5,308	\$21.58

55,200

	Annual 2010	PERMONTH	PER UNIT
POOL:			
POOL CONTRACT	\$5,000	\$417	\$1.69
POOL REPAIRS	\$2,000	\$167	\$0.68
POOL PERMIT	\$350	\$29	\$0.12
POOL SUPPLIES	\$250	\$21	\$0.08
POOL TELEPHONE	\$600	\$50	\$0.20
POOL MISC.	\$0	\$0	\$0.00
TOTAL POOL:	\$8,200	\$658	\$2.68
CLUBHOUSE AND REC:			
CLUBHOUSE MAINTENANCE	\$500	\$42	\$0.17
TENNIS COURT MAINTENANCE	\$1,000	\$125	\$0.51
TOTAL CLUBHOUSE:	\$1,500	\$208	\$0.85
MAINTENANCE & SERVICES:			
GENERAL MAINT. AND REPAIR	\$40,000	\$3,333	\$13.55
ASPHALT	\$0	\$0	\$0.00
ELECTRICAL REPAIRS	\$2,500	\$208	\$0.85
ENGINEERING SERVICES	\$1,000	\$83	\$0.34
FENCING	\$500	\$42	\$0.17
GUTTER CLEANING	\$9,000	\$750	\$3.05
JANATORIAL/PORTER	\$25,000	\$2,083	\$8.47
PRESSURE WASH	\$7,500	\$625	\$2.54
PEST CONTROL	\$3,000	\$250	\$1.02
PLUMBING	\$16,000	\$1,333	\$5.42
ROOFING	\$18,000	\$1,500	\$6.10
SUPPLIES	\$2,000	\$167	\$0.51
TOTAL MAINTENANCE:	\$124,500	\$10,375	\$45.05
TOTAL OPERATING EXPENSES:	\$552,276	\$37,602	\$152.85
RESERVE EXPENSES:			
PERMAFLEX/SEALCOAT PAVING	\$0	\$0	\$0.00
TENNIS COURT REPAIRS	\$0	\$0	\$0.00
PAINT/CARPET (BREEZEWAYS)	\$0	\$0	\$0.00
LANDSCAPE	\$0	\$0	\$0.00
RESERVE FUNDING	\$0	\$0	\$0.00
TOTAL RESERVE EXPENSES:	\$0	\$0	\$0.00
TOTAL EXPENSES:	\$552,276	\$47,757	\$194.14
TOTAL INCOME:	\$526,927	\$47,174	\$191.76
NET INCOME/(LOSS)	(\$25,349)		
SPECIAL ASSESSMENT INCOME			
TOTAL 2010 SPEC ASSESS INCOME	\$92,000.00	\$8,225.46	\$33.44
09 SPEC ASSESS BALANCE FORWARD	\$40,000.00		
TOTAL:	\$132,000		
SPECIAL ASSESSMENT EXPENSES			
CHIMNEY CAPS	\$30,000.00		
X-TIE WALLS	\$20,000.00		
GUTTER REPLACEMENTS	\$0		
BREEZEWAY IMPROVEMENTS	\$23,000		
ROOFS	\$0		
TOTAL:	\$73,000		

NOTE: special assessment income for '09, and what is anticipated for '10 are estimates only.