

RSF Homeowners Association Inc.
2010 Budget

350290 RSF Homeowners Association Proposed Budget 2010 - Fully Funded for 54 units
Built Units = 28

		Approved Budget 2009	Proposed Budget 2010	Monthly	Percent
COA	INCOME				
4020	Assessments- Townhomes	\$243,705.00	\$165,190.46	\$13,765.87	0.980
4060	Late Fees	\$0.00	\$0.00	\$0.00	0.000
4071	Capital Contribution (40 units)	\$24,000.00	\$0.00	\$0.00	0.000
4133	Maintenance Assessment - Docks (9 units)	\$5,606.00	\$3,308.69	\$275.72	0.020
	TOTAL REVENUE	\$273,311.00	\$168,499.15	\$14,041.60	1.000
	EXPENSES - ALL UNITS				
	ADMINISTRATIVE				
8020	Management/Bookkeeping	\$9,480.00	\$5,472.00	\$456.00	0.032
8040	Postage	\$0.00	\$150.00	\$12.50	0.001
8060	Copies/Printing/Supplies	\$1,200.00	\$250.00	\$20.83	0.001
8080	CPA Services	\$1,800.00	\$250.00	\$20.83	0.001
8100	Legal	\$1,200.00	\$500.00	\$41.67	0.003
8120	Insurance - General	\$125,000.00	\$69,248.69	\$5,770.72	0.411
8122	Insurance - Flood	\$0.00	\$21,851.63	\$1,820.97	0.130
8142	Fees/Dues/Licenses	\$388.75	\$200.00	\$16.67	0.001
8160	Phone & Fax	\$0.00	\$25.00	\$2.08	0.000
8260	Security Gate Database Man	\$1,800.00	\$150.00	\$12.50	0.001
8390	Annual Corporate Report	\$61.25	\$61.25	\$5.10	0.000
	Sub-Total	\$140,930.00	\$97,922.32	\$8,160.19	0.581
	SERVICES/UTILITIES				
5010	Building R&M	\$1,200.00	\$1,986.51	\$165.54	0.012
5030	Maintenance Supplies	\$900.00	\$500.00	\$41.67	0.003
5181	Termite Control - Contract	\$6,000.00	\$2,800.00	\$233.33	0.017
6040	Contracted Lawn Service	\$37,020.00	\$25,551.36	\$2,129.28	0.152
6041	Grounds R&M	\$2,500.00	\$1,000.00	\$83.33	0.006
6118	Irrigation Maintenance	\$600.00	\$300.00	\$25.00	0.002
6125	Irrigation System Inspection	\$900.00	\$600.00	\$50.00	0.004
6202	Landscaping	\$5,000.00	\$2,000.00	\$166.67	0.012
6430	Security Gate - Maintenance Contract	\$3,600.00	\$600.00	\$50.00	0.004
6620	Gate Telephone	\$600.00	\$600.00	\$50.00	0.004
7910	Electric	\$5,000.00	\$4,000.00	\$333.33	0.024
	Sub-Total	\$63,320.00	\$39,937.87	\$3,328.16	0.237
	TOTAL OPERATING	\$204,250.00	\$137,860.19	\$11,488.35	0.818

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RESERVES - ALL UNITS

9110	Roofing	\$14,845.00	\$8,586.67	\$715.56	0.051
9130	Painting	\$13,508.00	\$10,505.04	\$875.42	0.062
9155	Paving	\$3,102.00	\$1,324.97	\$110.41	0.008
9580	Termite	\$8,000.00	\$6,913.58	\$576.13	0.041
	TOTAL RESERVES ALL UNITS	\$39,455.00	\$27,330.26	\$2,277.52	0.162
	TOTAL OPERATING & RESERVES	\$243,705.00	\$165,190.46	\$13,765.87	0.980

Monthly Assessment - 28 units			2009	2010
	Share - 2009	Share - 2010	Fee	Fee
	0.01532	0.01532	\$311.13	\$210.89
	0.01684	0.01684	\$342.00	\$231.82
	0.02051	0.02051	\$416.53	\$282.34

DOCK EXPENSES - 9 Units

7052	Dock Services & Maintenance	\$3,600.00	\$1,000.00	\$83.33	0.006
9274	Dock Reserve Fund	\$2,006.00	\$2,308.69	\$192.39	0.014
	Total Dock Fees	\$5,606.00	\$3,308.69	\$275.72	0.020
	Total Expenses Including Docks	\$249,311.00	\$168,499.15	\$14,041.60	1.000

Additional Monthly Fee - 9 Dock units

	\$51.91	\$30.64	2009	2010
Total Monthly Fee - 9 Dock Units	Share - 2009	Share - 2010	Fee	Fee
	0.01532	0.01532	\$363.04	\$241.53
	0.01684	0.01684	\$393.91	\$262.45
	0.02051	0.02051	\$468.44	\$312.97

Reserve Funding Calculations
based on 54 units

		Est. Life Remaining	Available Funds 12/31/08	Yearly Funding
9110	ROOFING (30 Year Life)	26	0	\$16,560.00
9130	PAINTING (7 Year Life)	4	0	\$20,260.50
9155	PAVING (20 Year Life)	17	0	\$2,555.29
9580	TERMITE (5 year)	3	0	\$13,333.33
	TOTAL - All Units		0	\$52,709.13
9274	DOCKS (15 Year Life)	13	0	\$2,308.69
	Total - 9 Dock units		0	\$55,017.82