

SUMMIT TRAIL HOMEOWNERS ASSOCIATION, INC.
 PROPOSED BUDGET JANUARY 1, 2010 - DECEMBER 31, 2010
 BASED ON 192 HOMES

	2009 Approved Budget	2010 Proposed Budget	Per Month
INCOME			
Assessments	437,768	368,640	160.00
Net Assessments	437,768	368,640	160.00
ADMINISTRATIVE EXPENSES			
Management Contract	19,976	26,842	11.65
Licenses & Permits	400	450	0.20
Office Expense	5,000	4,000	1.74
Rental & Sales Fees	0	0	0.00
Taxes	1,200	0	0.00
Audit	2,500	3,200	1.39
Legal Fees	7,004	5,000	2.17
State Corp Fees	900	250	0.11
Insurance	15,345	16,000	6.94
Contingency	2,000	1,000	0.43
Accounting Fees	6,480	0	0.00
Bad Debts	800	86,400	37.50
2009 Carryover/Deficit	0	11,956	5.19
Admin Expenses	0	3,000	1.30
TOTAL ADMIN EXPENSES	61,605	158,098	68.62
BUILDING & GROUNDS:			
Security/ ADT	825	925	0.40
Security/ Guard Service	47,831	0	0.00
Golf Cart Maintenance	600	600	0.26
Landscape Contract	65,549	55,700	24.18
Lawn/Pest Control	14,685	8,000	3.47
Irrigation Contract	13,709	2,960	1.28
Irrigation Parts	0	3,000	1.30
Tree Trimming	8,000	8,000	3.47
Tree Removal/ Replacement	8,000	2,500	1.09
Payroll- On-site Maint	15,299	19,500	8.46
Reimb of Working Fund	3,972	0	0.00
Electrical Maint	2,100	2,100	0.91
General Repairs & Maint	9,000	7,500	3.26
Building Maint	5,000	5,000	2.17
Pool Maint/ Supplies	10,500	12,200	5.30
TOTAL BLDG & GROUNDS	205,069	127,985	55.55
UTILITIES EXPENSE:			
Electric	17,895	18,000	7.81
Water & Sewer	1,400	1,600	0.69
Telephone	2,000	2,000	0.87
Cable	94,469	4,000	1.74
Fuel (LP Gas)	8,373	10,000	4.34
TOTAL UTILITIES EXPENSE	124,136	35,600	15.45
RESERVES			
Reserves- Asphalt R&M	36,958	36,958	16.04
Reserves- Hurricane Repairs	10,000	10,000	4.34
TOTAL RESERVES	46,958	46,958	20.38
TOTAL EXPENSES	437,768	368,640	160.00
ASSESSMENT PER YEAR	2009 \$2,280	2010 \$1,920	
ASSESSMENT PER MTH	\$190	\$160	