

**CURLEW LANDINGS HOA BUDGET 2009**

2008 Budget			2009 Budget		
Income	Proposed	Actual	Income	Proposed	Actual
Monthly Maintenance Fee - \$275	\$ 332,760.00	\$ 332,760.00	Monthly Maintenance Fee - \$295	\$ 332,760.00	
Interest & Roof Assessment	\$ -		Interest & Roof Assessment	\$ -	
Rental - \$500/month	\$ 6,360.00	\$ 6,360.00	Rental \$530/month	\$ 6,360.00	
Transfer from Reserves			Transfer from Reserves		
Insurance Assessment			Insurance Rebates		
New Owners Application Fee \$100			New Owners Application Fee \$100		
Late Fees \$30			Lat Fees - \$30		
Clubhouse Rental Fee- \$75			Clubhouse Rental - \$75		
Pool Key Replacement Fee \$25			Pool Key Replacement Fee \$25		
Fines		\$ -	Fines		
			Roof Assessments		
<b>Total Income</b>	<b>\$ 339,120.00</b>	<b>\$ 339,120.00</b>	<b>Total Income</b>	<b>\$ 339,120.00</b>	
<b>Expenses</b>			<b>Expenses</b>		
Insurance, General	\$ 84,000.00	\$ 84,630.00	Insurance, General	\$ 85,000.00	
Insurance, Flood	\$ 8,715.00	\$ 8,715.00	Insurance, Flood	\$ 9,000.00	
Legal	\$ 1,000.00	\$ 750.00	Legal	\$ 1,000.00	
Taxes -Corp.,Income,State,Pool	\$ 350.00	\$ 450.00	Taxes -Corp.,Income,State,Pool	\$ 450.00	
Office Expenses & Annual Party	\$ 1,800.00	\$ 1,800.00	Office Expenses & Annual Party	\$ 1,800.00	
Grounds-landscaping, fert., etc	\$ 45,000.00	\$ 44,100.00	Grounds-landscaping, fert., etc	\$ 45,000.00	
Building Repairs	\$ 35,000.00	\$ 46,000.00	Building Repairs	\$ 38,000.00	
Pool	\$ 6,000.00	\$ 7,000.00	Pool	\$ 7,000.00	
Termite/Pest Control	\$ 4,364.00	\$ 4,364.00	Termite/Pest Control	\$ 4,500.00	
Administrative Costs	\$ 4,000.00	\$ 4,000.00	Administrative Costs	\$ 4,000.00	
Phone	\$ 600.00	\$ 600.00	Phone/Fax	\$ 700.00	
Utilities - Electric	\$ 15,000.00	\$ 15,400.00	Utilities - Electric	\$ 18,400.00	
Cable	\$ 23,300.00	\$ 23,400.00	Cable	\$ 23,500.00	
Water, Sewer, Garbage	\$ 80,000.00	\$ 84,000.00	Water, Sewer, Garbage	\$ 86,000.00	
<b>Total Expenses</b>	<b>\$ 309,129.00</b>	<b>\$ 325,209.00</b>	<b>Total Expenses</b>	<b>\$ 324,350.00</b>	
<b>Proposed Amount to Reserves</b>	<b>\$ 29,991.00</b>		<b>Proposed Amount to Reserves</b>	<b>\$ 14,770.00</b>	
<b>Actual Unencumbered</b>		<b>\$ 13,911.00</b>			