

# Sweetwater Ridge Townhomes Owners Association

## 2009 BUDGET (Approved)

### DESCRIPTION

#### INCOME

Assessments	\$ 1672 yr 115 Units built @\$ 418 per qtr
Capital Contributions	
Chateau Income	
Late Fee Income	
Misc. Income	
<b>TOTAL INCOME</b>	

Approved no Reserves
2009
418 /qtr, 1672 /yr
\$192,280.00
<b>\$192,280.00</b>

#### EXPENSES

<b>BAD DEBT</b>	18 not paying
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<b>\$30,096.00</b>
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#### Administrative/General

Accounting/Tax Fees	Tax Return / Audit
Corp Annual Report	State Report
Bank Service Charges	NSF/sc/ if less than 500
Copies/Printing/Supplies	Notary/Other
Insurance D&O	Director & Officer Insurance, Crime
Insurance Liability	Gen Liability + Umbrella Liability
Legal Expenses	Collection/Covenant Enforcement
Management Fees	Based on units closed
Miscellaneous	Estimated
Postage	
<b>TOTAL ADMINISTRATIVE</b>	

\$950.00
\$61.25
\$50.00
\$200.00
\$2,127.32
\$5,803.86
\$25,000.00
\$1,495.00
\$8,257.81
\$200.00
<b>\$44,145.24</b>

#### Grounds/Bldg Maintenance

Irrigation	General Irrigation Maintenance
Lawn Service	23 bldgs, 8 bldgs prorated
Misc. Ground	Other Grounds Maintenance
Misc. Building	Other
Plants/Sod/Shrubs	Replacement/Sod/Plants
Pest Control	23 BuildingsUnits @ 87.50 Per Bldg/qtr.pest (17.50/unit/qtr)
<b>TOTAL GROUNDS/MAINT.</b>	

\$5,000.00
\$40,000.00
\$1,800.00
\$1,000.00
\$5,000.00
\$8,050.00
<b>\$60,850.00</b>

#### Clubhouse

Operating expenses	
Reserve expenses	
<b>TOTAL CLUBHOUSE</b>	

39,287.36
7,086.40
<b>\$46,373.76</b>

#### Utilities

Electric	Streetlights
Electric	Irrigation Pump
<b>TOTAL UTILITIES</b>	

\$10,015.00
\$800.00
<b>\$10,815.00</b>

TOTAL OPERATING TOWNHOMES **\$192,280.00**

TOTAL \$192,280.00

**RAC APPROVED  
CLUBHOUSE 2009 BUDGET**

**EXPENSE ITEMS**

	Month	Year
Cleaning	\$ 439.50	\$ 5,274.00
Electric	\$ 758.33	\$ 9,100.00
Street Lights	\$ 180.25	\$ 2,163.00
Water	\$ 42.50	\$ 510.00
Insurance	\$ 927.08	\$ 11,125.00
Landscaping	\$ 275.00	\$ 3,300.00
Pest Control	\$ -	\$ -
Termite Bond	\$ -	\$ -
Misc. Repair*	\$ 86.90	\$ 1,042.84
Lease Gym Equipment**	\$ 361.00	\$ 4,332.00
Pool	\$ 500.00	\$ 6,000.00
Pool Permit	\$ 16.67	\$ 200.00
AC Maintenance	\$ 86.00	\$ 1,032.00
Management Fee	\$ 300.00	\$ 3,600.00

<b>TOTAL FOR EXPENSES</b>	<b>\$ 3,973.24</b>	<b>\$ 47,678.84</b>
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**RESERVE FUNDS**

Roof (\$15,000 12 years)	\$ 104.17	\$ 1,250.00
Paint (\$5,000 5 years)	\$ 83.33	\$ 1,000.00
Carpet (\$3,000 5 years)	\$ 50.00	\$ 600.00
AC Units (\$12,000 10 years)	\$ 100.00	\$ 1,200.00
Furniture (\$5,000 10 years)	\$ 41.67	\$ 500.00
Pool (\$27,000 12 years)	\$ 187.50	\$ 2,250.00
Pool Equipment (\$12,000 10 years)	\$ 100.00	\$ 1,200.00
Pool Furniture (\$3,000 5 years)	\$ 50.00	\$ 600.00

<b>TOTAL FOR RESERVE</b>	<b>\$ 716.67</b>	<b>\$ 8,600.00</b>
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<b>TOTAL 2009 PROPOSED BUDGET</b>	<b>\$ 4,689.90</b>	<b>\$ 56,278.84</b>
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Sweetwater Ridge Townhomes	\$ 3,864.48	\$ 46,373.76
Chateau Condominiums	\$ 825.42	\$ 9,905.08

\* Includes repairs of existing fixtures and equipment beyond normal contracted maintenance.

\*\*Includes maintenance of equipments as part of lease contract.