

**Waterford Community Homeowner Association
2011 Approved Budget**

BASED ON 120 UNITS	ANNUAL OPERATING BUDGET	CAPITAL RESERVE ACCOUNT	2011 TOTAL BUDGET
ANNUAL DUES: \$594.00			
REVENUE	120 lots @ 560	120 lots @ 34	120 lots @ 594
Regular Assessments	67,200	4,080	71,280
Interest Income	10	150	160
Clubhouse rental	500		500
Fines/Late Fees	200		200
Return Check Fee Income	0		0
Total Operating Income	67,910	4,230	72,140
OPERATING EXPENSES			
General & Administrative			
Office Supplies	1,500	0	1,500
Printing	700	0	700
Postage	700	0	700
Legal Services	200	0	200
Accounting Services	750	0	750
Management Services	10,374	0	10,374
Bank Charges	30	0	30
Insurance expenses	1,500	0	1,500
Annual Meeting	100	0	100
Social Activities	1,000	0	1,000
Property Taxes	0	0	0
General & Administrative.	1,000	0	1,000
Total General and Administrative	17,854	0	17,854
Repairs and Maintenance			
Pool/Equipment Maintenance	2,500	0	2,500
Contract Pool Maintenance	13,500	0	13,500
General Maintenance/mate.	2,500	0	2,500
Building Cleaning	3,000	0	3,000
Gutter Cleaning	200	0	200
Access System - Pool & Tennis	200	0	200
Flowers	1,200	0	1,200
Pine Needles	6,000	0	6,000
Landscape Maintenance	6,180	0	6,180
Irrigation Maintenance	600	0	600
Tree Removal	1,000	0	1,000
Pest Control	300	0	300
Termite Inspection	350	0	350
Snow Removal	500	0	500
Total Repairs and Maintenance	38,030	0	38,030
Utilities			
Electricity	4,500	0	4,500
Water & Sewer	3,500	0	3,500
Natural Gas	1,000	0	1,000
Telephone	2,500	0	2,500

Total Utilities	11,500	0	11,500
Total Operating Expenses	67,384		67,384
OPERATING INCOME (LOSS)	526		526