

**Palmetto Pointe at Peas Island  
Budget ( January - December , 2010 )**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
<b>Number of Units</b>	40	40	40	40	40	40	40	40	40	40	40	40		
<b>Number of Dock Spaces</b>	10	10	10	10	10	10	10	10	10	10	10	10		
<b>Income</b>														
<b>Monthly Regime Fee</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>\$520</b>	<b>6,242</b>
Insurance Accrual	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	313.91	3,767
Club House Expense	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	233
Maintenance & Enhancements Expense	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	72.08	865
General Operating Expenses	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	54.98	660
Capital Accrual	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	718
Insurance for Lift Owners	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	27.91	335
Annual Interest on Reserves	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	240
<b>Total Income</b>														<b>\$249,687</b>
<b>Insurance Fire, Wind &amp; Hail, Flood , Liability</b>														
Town homes - Liability / Fire	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	36,941
Town homes - Wind & Hail	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	47,859
Docks - Common Areas	693	693	693	693	693	693	693	693	693	693	693	693	693	8,320
Town homes --Flood	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	4,408	52,900
General Liability D&O	222	222	222	222	222	222	222	222	222	222	222	222	222	2,659
Insurance Finance Charge	167	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Docks - Lift Owners only	279	279	279	279	279	279	279	279	279	279	279	279	279	3,349
<b>Total Insurance Accrual</b>														<b>\$150,679</b>
<b>Club House</b>														
Fitness Center Equipment	20	20	20	20	20	20	20	20	20	20	20	20	20	600
Club House Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	100	1,800
Pool Chemicals & Maintained	150	150	150	1,650	350	350	350	350	350	350	150	150	150	4,500
Property Tax on Common Area	200	200	200	200	200	200	200	200	200	200	200	200	200	2,400
<b>Total Club House</b>														<b>\$9,300</b>
<b>Maintenance &amp; Enhancements</b>														
Annual Plant Material, Mulch, etc	133	133	133	133	133	133	133	133	133	133	133	133	133	1,600
Landscaping Maintenance	1850	1850	1850	1850	1850	1850	1850	1850	1850	1850	1850	1850	1850	22,200
Tree Trimming	333	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Pond Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	50	500
Sprinkler Maintenance	135	25	25	135	25	25	135	25	25	135	25	25	25	1,100
Dock Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	75	1,200
Power wash / Exterior Cleaning	333	333	333	333	333	333	333	333	333	333	333	333	333	4,000
<b>Total Maintenance &amp; Enhancements</b>														<b>\$34,600</b>
<b>General Operating Expenses</b>														
Termite Bond	275	275	275	275	275	275	275	275	275	275	275	275	275	3,300
Electricity	667	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Cable	12	12	12	12	12	12	12	12	12	12	12	12	12	140
Phone	24	24	24	24	24	24	24	24	24	24	24	24	24	288
Water	417	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Gate	108	108	108	108	108	108	108	108	108	108	108	108	108	1,300
Regime Management	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Postage & Office Supplies	30	30	30	30	30	30	30	30	30	30	30	30	30	360
General Expenses (Misc)	125	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Accounting & Tax Preparation		500												500
<b>Total General Expenses</b>														<b>\$26,388</b>
<b>Capital Reserves</b>														
Reserve Fund for Roofing	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	16,000
Reserve Fund for Road Maintenance	60	60	60	60	60	60	60	60	60	60	60	60	60	720
Reserve Fund for Future Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
<b>Total Capital Reserves</b>														<b>\$28,720</b>
<b>Total Expenses</b>	<b>\$20,766</b>	<b>\$21,156</b>	<b>\$20,656</b>	<b>\$22,266</b>	<b>\$20,856</b>	<b>\$20,856</b>	<b>\$20,966</b>	<b>\$20,856</b>	<b>\$20,856</b>	<b>\$20,966</b>	<b>\$20,656</b>	<b>\$20,656</b>	<b>\$20,656</b>	<b>\$249,687</b>

**Budget Over / Under**

**\$0**