

STETSON HILLS MASTER HOMEOWNERS ASSOCIATION - 143.00 per Year
 2012
 OPERATING BUDGET

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	
ASSESSED INCOME:														
Monthly Assessments	115830			115830			115830			115830			\$ 463,320.00	3240 Homes x \$35.75 Qtrly Assmts
Stetson Ridge Apts	2252			2252			2252			2252			\$ 9,009.00	252 Apartments x 25% of \$35.75
Total Assessed Income	118082			118082			118082			118082			\$ 472,329.00	
OTHER INCOME:														
Late Charges/Fees	8250			8250			8250			8250			\$ 33,000.00	
Fines	700	700	700	700	700	700	700	700	700	700	700	700	\$ 8,400.00	
Interest Charges	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	\$ 12,000.00	
Legal Fees Income	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	\$ 26,400.00	
Total Other Income	12150	3900	3900	12150	3900	3900	12150	3900	3900	12150	3900	3900	\$ 79,800.00	
GROSS INCOME	130232	3900	3900	130232	3900	3900	130232	3900	3900	130232	3900	3900	\$ 552,129.00	
OPERATING EXPENSES														
ADMINISTRATIVE EXPENSES:														
Management Fee	11719	11719	11719	11719	11719	11719	11719	11719	11719	11719	11719	11719	\$ 140,625.00	
Legal Fees	2905	2905	2905	2905	2905	2905	2905	2905	2905	2905	2905	2905	\$ 34,862.00	
Accounting/Audit				310									\$ 310.00	
Educational/Semi	33	33	33	33	33	33	33	33	33	33	33	33	\$ 400.00	
Newsletter/Mailing	2850			2850			2850			5700			\$ 14,250.00	
Administrative Cost	2667	2667	2667	2667	2667	2667	2667	2667	2667	2667	2667	2667	\$ 32,000.04	
Advertising	33	33	33	33	33	33	33	33	33	33	33	33	\$ 400.00	
Bank/Credit Card fees	317	317	317	317	317	317	317	317	317	317	317	317	\$ 3,800.00	
Bad Debt Expense	3854	3854	3854	3854	3854	3854	3854	3854	3854	3854	3854	3854	\$ 46,248.00	
Community Activity	583	583	583	583	583	583	583	583	583	583	583	583	\$ 7,000.00	
Contingency	50	50	50	50	50	50	50	50	50	50	50	50	\$ 600.00	
Total Admin Expenses	20174	17324	17324	20484	17324	17324	20174	17324	17324	23024	17324	17324	\$ 280,495.04	
UTILITY EXPENSES:														
Electricity	372	270	360	405	380	420	509	412	519	419	275	275	\$ 4,616.00	
Water & Sewer	10797	10796	10796	10796	10796	10796	10796	10796	10796	10796	10796	10796	\$ 129,556.96	17% Increase
Total Utility Expenses	11169	11066	11156	11201	11176	11216	11305	11208	11315	11215	11071	11071	\$ 134,172.96	
SERVICE EXPENSES:														
Landscape	3450	3450	3450	3450	3450	3450	3450	3450	3450	3450	3450	3450	\$ 41,400.00	
Covenant Enforcement	400	400	400	400	400	400	400	400	400	400	400	400	\$ 4,800.00	
Trash Pickup	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	\$ 14,400.00	
Snow Removal	1500	1000	1000								1000	1000	\$ 5,500.00	
Total Service Expenses	6550	6050	6050	5050	5050	5050	5050	5050	5050	5050	6050	6050	\$ 66,100.00	

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REPAIR/MAINTENANCE EXPENSES:													
R & M Landscaping	1333	1333	1333	1333	1334	1334	1334	1334	1333	1333	1333	1333	\$ 16,000.00
R & M Fences	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200.00
Misc. Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,200.00
Greenhaven Park	170	170	170	170	170	170	170	170	170	170	170	170	\$ 2,040.00
Total Repair/Maint Exp	1703	1703	1703	1703	1704	1704	1704	1704	1703	1703	1703	1703	\$ 20,440.00
TAX/INSURANCE:													
Taxes				725									\$ 725.00
G/L & O&E Insurance	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	\$ 12,000.00
Total Tax Exp	1000	1000	1000	1725	1000	1000	1000	1000	1000	1000	1000	1000	\$ 12,725.00
TOTAL OPERATING EXPENSES	40596	37143	37233	40163	36254	36294	39233	36286	36392	41992	37148	37148	\$ 513,933.00
Total Replacement Funds	3183	3183	3183	3183	3183	3183	3183	3183	3183	3183	3183	3183	\$ 38,196.00
TOTAL EXPENSES	43779	40326	40416	43346	39437	39477	42416	39469	39575	45175	40331	40331	\$ 552,129.00
NET INCOME	86453	-36426	-36516	86886	-35537	-35577	87816	-35569	-35675	85057	-36431	-36431	\$ -