

**CAMELLIA GARDENS CONDOMINIUM ASSOCIATION**  
**2009 BUDGET**  
*Approved, November 17, 2008*

January 1, 2009 through December 31, 2009

	08 Approv Budget	Est Amts 2008	09 Approvec Budget	2009 Monthly	Monthly Per unit
<b>INCOME</b>					
HOMEOWNERS FEES	128409.00	125000 Monthly fees of \$	121683.78	10140.31	<b>\$174.83</b>
LATE FEES	0.00	300	0.00	0.00	
MISC. INCOME	0.00	0	0.00	0.00	
RESERVE INCOME	8700.00	8700 Reserve fees of \$12.50	9165.00	763.75	<b>\$13.17</b>
INTEREST ON RESERVES	40.00	65	0.00	60.00	
<b>TOTAL INCOME</b>	<b>137149.00</b>	<b>134065</b>	<b>130848.78</b>	<b>10964.06</b>	<b>\$188.00</b>
<b>EXPENSES</b>					
OFFICE EXPENSES & SUPPLIE	1500.00	1400 Newsletter, annual notices, etc	1500.00	125.00	2.16
INSURANCE	37000.00	30000 Estimated cost	37000.00	3083.33	53.16
LAWN MAINTENANCE	21500.00	20000 Estimated cost	23000.00	1916.67	33.05
LEGAL & AUDITS	500.00	100 Estimate for accounting and legal	500.00	41.67	0.72
MANAGEMENT FEES	6149.54	6149 Request 4% increase	6395.53	532.96	9.19
BANK CHARGES	100.00	0 Estimated	100.00	8.33	0.14
GENERAL MAINTENANCE	4500.00	4000 Estimated cost	4500.00	375.00	6.47
Ext Building Cleaning	1750.00	2558 Estimated cost	2600.00	216.67	3.74
Add'l irrigation and repairs	1000.00	0 Extend irrigation as originally planned	10000.00	833.33	14.37
Critical Erosion Control	2350.00	0 Gutters, downspouts and resultant areas	5350.00	445.83	7.69
Critical Driveway Repairs	16600.00	22335 Resurface Driveway Parking areas	0.00	0.00	0.00
Preventative Maintenance	3950.00	0 Caulking and Misc repairs	3900.00	325.00	5.60
Painting	6264.00	6000 Needed Early Painting of exterior areas	1000.00	83.33	1.44
UTILIITES	3500.00	3750 Estimated	4000.00	333.33	5.75
Trash Removal	5000.00	4750 Estimated cost	5000.00	416.67	7.18
Lease Trash Compactor	5805.00	5805 Estimated cost	5805.00	483.75	8.34
TAXES	100.00	0 Interest on Reserves is taxed	100.00	8.33	0.14
LICENSES & PERMITS	61.25	61.25 \$61.25 for annual filing	61.25	5.10	0.09
FEES TO DIVISION	232.00	232 \$4 Per Unit	232.00	19.33	0.33
PEST CONTROL	1480.00	1360 Monthly Pest Service	1480.00	123.33	2.13
TERMITE TREATMENT	3210.00	3210 Termite renewal fees	3210.00	267.50	4.61
CONTINGENCY	1400.00	0 Unexpected expenses	935.00	77.92	1.34
MISC EXPENSES	168.00	0 Rounding and Misc Expense	15.00	1.25	0.02
ENHANCEMENTS	1500.00	0 General enhancements	0.00	0.00	0.00
Sign Improvements	0.00	0 New Sign	5000.00	416.67	7.18
SECURITY	0.00	0 Account Required by State	0.00	0.00	0.00
<b>TOTAL EXPENSE</b>	<b>125619.79</b>	<b>111710.25</b>	<b>121683.78</b>		<b>174.83</b>
<b>RESERVES</b>					
Current Yearly Portion	8701.00	8700	9165.00		13.17
1/2 the shortfall	8700.00	17400	0.00		0.00
<b>TOTAL</b>	<b>126499.27</b>	<b>137810.25</b>	<b>130848.78</b>		<b>188.00</b>

CAMELLIA GARDENS RESERVE CALCULATIONS										
	Est Cost	Normal life	39783 "Age"	Life Remaining	Current Contribution	Current Fund Bal	Funds Required	Current Shortfall	Years to Catch-up	Annual Catch-up
Roofs	46400	20	4	16	2320	9280	9280	0	16	0
Painting	20300	5	1	4	4060	4060	4060	0	4	0
Paving	25350	10	1	9	2535	2535	2535	0	9	0
Signs	2500	10	4	6	250	1000	1000	0	6	0
<b>Totals</b>	<b>94550</b>				<b>9165</b>	<b>16875</b>	<b>16875</b>	<b>0</b>		<b>0</b>
Total per unit						158.02				0
Total per mo per unit						13.1681034				0