

CAMELLIA GARDENS CONDOMINIUM ASSOCIATION
2010 APPROVED BUDGET
Approved October 14, 2009

January 1, 2010 through December 31, 2010

	09 Approved Budget	Est Amts 2009	10 Approved Budget	2010 Monthly	Monthly Per unit
INCOME					
HOMEOWNERS FEES	121684	121600 Monthly fees	126553	10546.05	\$181.83
LATE FEES	0	900	0	0.00	
MISC. INCOME	0	0	0	0.00	
RESERVE INCOME	9165	9150 Reserve fees	9165	763.75	\$13.17
INTEREST ON RESERVES	0	40	0	60.00	
TOTAL INCOME	130849	131690	135718	11369.80	\$195.00
EXPENSES					
OFFICE EXPENSES & SUPPLIE	1500	1400 Newsletter, annual notices, etc	1500	125.00	2.16
INSURANCE	37000	34000 Estimated cost	34000	2833.33	48.85
LAWN MAINTENANCE	23000	23520.12 Estimated cost	24000	2000.00	34.48
LANDSCAPING OTHER		16479.88 Tree Maint. Kudzu Control & Misc extra landscap	2000	166.67	2.87
LEGAL & AUDITS	500	0 Estimate for accounting and legal	500	41.67	0.72
MANAGEMENT FEES	6396	6395.52 Request 3% increase	6587	548.95	9.46
BANK CHARGES	100	0 Estimated	0	0.00	0.00
GENERAL MAINTENANCE	4500	12350 Estimated cost	12500	1041.67	17.96
Ext Building Cleaning	2600	2815 Softwashing (Bldg & Drive area)	3100	258.33	4.45
Add'l irrigation and repairs	10000	0 Extend irrigation as originally planned	500	41.67	0.72
Critical Erosion Control	5350	1043 Gutters, downspouts and resultant areas	13575	1131.25	19.50
Critical Driveway Repairs	0	0 Resurface Driveway Parking areas	0	0.00	0.00
Preventative Maintenance	3900	0 Caulking and Misc repairs	2200	183.33	3.16
Painting	1000	0 Needed Early Painting of exterior areas	0	0.00	0.00
Roof Repairs		350 Roofing Repairs	1200	100.00	1.72
UTILITIES	4000	4025 Estimated	4050	337.50	5.82
Trash Removal	5000	4195 Estimated cost	4250	354.17	6.11
Lease Trash Compactor	5805	5805 Estimated cost	5805	483.75	8.34
TAXES	100	0 Interest on Reserves is taxed	100	8.33	0.14
LICENSES & PERMITS	61	61.25 \$61.25 for annual filing	61	5.10	0.09
FEES TO DIVISION	232	232 \$4 Per Unit	232	19.33	0.33
PEST CONTROL	1480	1480 Monthly Pest Service	1480	123.33	2.13
TERMITE TREATMENT	3210	3400 Termite renewal fees	3400	283.33	4.89
CONTINGENCY	935	0 Unexpected expenses	500	41.67	0.72
MISC EXPENSES	15	0 Rounding and Misc Expense	12	1.00	0.02
ENHANCEMENTS	0	0 General enhancements	0	0.00	0.00
Sign Improvements	5000	5000 New Sign	5000	416.67	7.18
SECURITY	0	0 Account Required by State	0	0.00	0.00
TOTAL EXPENSE	121684	122552	126553		181.83
RESERVES					
Current Yearly Portion	8701	8700	9165		13.17
TOTAL	126499	131252	135718		195.00

CAMELLIA GARDENS RESERVE CALCULATIONS										
	Est Cost	Normal life	40148 "Age"	Life Remaining	Current Contribution	Current Fund Bal	Funds Required	Current Shortfall	Years to Catch-up	Annual Catch-up
Roofs	46400	20	5	15	2320	11600	11600	0	15	0
Painting	20300	5	2	3	4060	8120	8120	0	3	0
Paving	25350	10	2	8	2535	5070	5070	0	8	0
Signs	2500	10	5	5	250	1250	1250	0	5	0
Totals	94550				9165	26040	26040	0		0
Total per unit					158.02					0
Total per mo per unit					13.17					0