

Sahale Town Homes Full Build-out - Estimated

	HO	# of Events	\$65.00
INCOME:			
Master Association Dues (monthly)			
Number of Units			
Proposes Sub Association Dues			\$65.00
Total Dues			\$65.00
projected increase			
Dues-Sub Association	45	12	\$35,100.00
Dues-Builder Fees			\$0.00
Dues- Other (Apt. community)			\$0.00
Developer Contribution			\$0.00
Initiation Fees			\$0.00
Transfer Fees			\$0.00
Late & NSF Fees			\$0.00
Interest Income			\$0.00
TOTAL INCOME:			\$35,100.00

CODES	EXPENSES:	Budget
Landscaping		
6810	Mowing-commons	\$8,400.00
6811	Mowing - New Growth	
6812	Mowing -homes	
6820	Fertilize -commons	\$1,400.00
6821	Fertilize-Com-New Growth	
6822	Fertilize-homes	
6830	Annual weed spray-commons	\$2,400.00
6831	Weed spray-growth-Phase 2	
6832	Annual spray-homes	
6840	Tree Program-fertilizing	
6841	Tree Program-spray	\$1,200.00
6842	Tree Program-pruning	
6850	Flower Planting	
6860	Sprinkler Blow out	\$700.00
6615	Snow Removal	\$750.00
6880	Landscape Labor	\$1,575.00
6890	Landscape Services	
Total Landscaping:		\$16,425.00
Other Expenses		
		Budget
6631	Asphalt Coating 5 year plan	\$1,540.00
6630	Repairs & maintenance	\$1,500.00
6590	Gate operations	
6120	Community Events	\$500.00
6635	Special Projects	
6415	Electricity & Gas	
6420	Water	\$700.00
6425	Sewer	
6135	Annual Meeting	
6305	Accounting	
6306	Legal	
6330	Bank Charges	
6625	Supplies -Printing & Misc	\$200.00
6626	Supplies-Postage	\$550.00
6310	Insurance Expense	
7505	Management Fee	\$5,400.00
7508	Property Taxes	\$100.00
7515	Income Tax	
6435	Storm Water	
6440	Street Cleaning	\$200.00
6410	Refuse Removal	
6900	Web Fees	\$250.00
Total other:		\$10,940.00
Total Landscaping:		\$16,425.00
TOTAL EXPENSES:		\$27,365.00
NET INCOME (LOSS)		\$7,735.00
2006 Beginning Balance		\$0.00
Capital Improvements:		Budget
description of improvements		

7700.00 in 5 years

** Additional fees include paint & roofing allocated for future improvements