

**MONACO GARDENS HOA
2011 BOARD BUDGET
1/1/2011 THRU 12/31/2011**

*Adopted
10/29/2010
Elaine [Signature]
President
Monaco
Gardens*

		2010 Yearly	Estimated	2011 Yearly	2011 Monthly
	REVENUE	Budget	Year-End	Budget	Budget
3100	2011 Maint. Fees 65@ \$430/quarter			\$111,840	\$9,320
3100	2010 Maint. Fees 65@ \$430/quarter	\$111,804	\$111,804		
3400	Operating Interest	\$215	\$250		
3900	Other Income	\$75	\$35		
	TOTAL REVNUUE	\$112,094	\$112,089	\$111,840	\$9,320
	EXPENSES				
	ADMINISTRATION				
4006	Management/Accounting	\$13,212	\$13,213	\$13,608	\$1,134
4014	Office Expenses	\$3,144	\$2,925	\$3,144	\$262
4052	License & Fees	\$600	\$576	\$600	\$50
4075	Legal - Litigation	\$528	\$528	\$528	\$44
4076	Legal - General	\$1,296	\$852	\$1,296	\$108
4079	Bad Debt Allowance (5 non-paying units)	\$6,876	\$6,876	\$7,440	\$620
4084	Audit/CPA	\$1,200	\$1,200	\$1,200	\$100
	Sub-Total	26,856	26,170	27,816	2,318
	INSURANCE				
4090	Property	\$3,312	\$3,201	\$3,252	\$271
4091	Liability/Crime	\$1,572	\$1,503	\$1,560	\$130
4092	Umbrella	\$1,044	\$999	\$1,008	\$84
4093	D&O	\$1,452	\$1,329	\$1,320	\$110
4096	Boiler & Machinery	\$432	\$408	\$432	\$36
	Sub-Total	\$7,812	\$7,440	\$7,572	\$631
	SERVICES				
5009	Common Area General Maintenance	\$4,200	\$1,344	\$3,204	\$267
5040	Termite Warranty Contract	\$6,684	\$6,000	\$6,684	\$557
6032	Irrigation - Electrical System Contract	\$1,548	\$1,500	\$1,548	\$129
6033	Irrigation - Miscellaneous Repairs	\$3,504	\$5,404	\$3,996	\$333
6037	Pond Maintenance Contract	\$1,260	\$1,200	\$1,260	\$105
6051	Pool - General Maintenance	\$3,972	\$1,848	\$2,976	\$248
6055	Pool Maintenance - Contract	\$5,556	\$5,556	\$5,556	\$463
6060	Pool Area/Cabana Maintenance Contract	\$1,800	\$1,800	\$1,800	\$150
6093	Irrigation - Well & Pump Repairs	\$3,000	\$4,750	\$4,500	\$375
6100	Grounds Contract	\$34,956	\$32,796	\$34,956	\$2,913
6110	Grounds Non-Contract	\$2,004	\$2,000	\$2,004	\$167
	Sub-Total	\$68,484	\$64,198	\$68,484	\$5,707
	OTHER SERVICES				
9100	Contingency/ Misc.	\$912	\$567	\$912	\$76
	Sub-Total	\$912	\$567	\$912	\$76
	UTILITIES				
7001	Electricity - Pool	\$3,492	\$2,800	\$3,000	\$250
7004	Electricity - Street Lights	\$3,252	\$3,036	\$3,252	\$271
7015	Water & Sewer	\$996	\$696	\$804	\$67
	Sub-Total	\$7,740	\$6,532	\$7,056	\$588
	TOTAL EXPENSES	\$111,804	\$104,907	\$111,840	\$9,320