

## Planters Row Budgeted and Actual Income Statement

		545			Estimator	556			556	556	556	556	556
Homes in Community					0.00%			0.00%	1.37%	0.00%	0.00%	1.37%	
Expected increase in dues					\$ 365.00	\$ 365.00		\$ 365.00	\$ 370.00	\$ 370.00	\$ 370.00	\$ 375.00	
Expected Dues		\$ 365.00						40	40	40	40	40	
Est'd Uncollected HO dues						45		103%	100%	100%	103%	101%	
Expected increase in expenses													
G/L Code		2009 Budget	Budget Prorated as of 12/31/09	2009 Actuals as of 12/31/09	2010 Budget Unapproved	2011 Budget Unapproved	2012 Budget Unapproved	2013 Budget Unapproved	2014 Budget Unapproved	2015 Budget Unapproved			
<b>Income</b>													
Annual Dues	6310	\$ 198,925.00		\$ 194,397.28	\$ 202,940.00	\$ 202,940.00	\$ 205,720.00	\$ 205,720.00	\$ 205,720.00	\$ 205,720.00	\$ 208,500.00		
Late Fee	6340	\$ -		\$ 4,656.36									
Legal Fee Reimbursement	6350	\$ -		\$ 1,780.46									
Misc. Owner Income		\$ -		\$ 230.00									
Est - Uncollected Dues	6490	\$ (10,950.00)		\$ -	\$ (16,425.00)	\$ (14,600.00)	\$ (14,800.00)	\$ (14,800.00)	\$ (14,800.00)	\$ (14,800.00)	\$ (15,000.00)		
Miscellaneous Income	6902	\$ -		\$ 150.00									
Interest Income	6910	\$ -		\$ 2,974.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Income</b>		<b>\$ 187,975.00</b>	<b>\$ 187,975.00</b>	<b>\$ 204,188.40</b>	<b>\$ 186,515.00</b>	<b>\$ 188,340.00</b>	<b>\$ 190,920.00</b>	<b>\$ 190,920.00</b>	<b>\$ 190,920.00</b>	<b>\$ 190,920.00</b>	<b>\$ 193,500.00</b>		
<b>Expenses</b>													
<b>General &amp; Administrative</b>													
Management Fees	7010	\$ 18,000.00	\$ 18,000.00	\$ 16,710.00	\$ 17,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00		
Legal	7160	\$ 9,000.00	\$ 9,000.00	\$ 2,005.24	\$ 7,500.00	\$ 7,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
Postage/Mail/Copies	7260	\$ 2,000.00	\$ 2,000.00	\$ 1,769.45	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00		
Insurance	7280	\$ 9,000.00	\$ 9,000.00	\$ 4,228.00	\$ 8,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00		
Annual Mtng. Expns.	7320	\$ 675.00	\$ 675.00	\$ 431.85	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00		
Newsletter/Website/Welcome	7410	\$ 2,500.00	\$ 2,500.00	\$ 702.10	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00		
Taxes	7420	\$ 3,500.00	\$ 3,500.00	\$ 2,061.26	\$ 3,500.00	\$ 3,605.00	\$ 3,605.00	\$ 3,605.00	\$ 3,605.00	\$ 3,713.15	\$ 3,750.28		
Miscellaneous	7890	\$ -	\$ -	\$ 304.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Subtotal</b>		<b>\$ 44,675.00</b>	<b>\$ 44,675.00</b>	<b>\$ 28,211.90</b>	<b>\$ 40,150.00</b>	<b>\$ 41,755.00</b>	<b>\$ 39,755.00</b>	<b>\$ 39,755.00</b>	<b>\$ 39,755.00</b>	<b>\$ 39,863.15</b>	<b>\$ 39,900.28</b>		
<b>Pool</b>													
Operations-Pool Management Company	8210	\$ 32,500.00	\$ 32,500.00	\$ 34,407.00	\$ 33,423.50	\$ 34,426.21	\$ 34,426.21	\$ 34,426.21	\$ 34,426.21	\$ 35,459.00	\$ 35,813.59		
Supplies/repairs/maintenance	8240	\$ 4,000.00	\$ 4,000.00	\$ 2,173.89	\$ 7,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		
Telephone	8250	\$ 1,000.00	\$ 1,000.00	\$ 1,157.65	\$ 1,050.00	\$ 1,081.50	\$ 1,081.50	\$ 1,081.50	\$ 1,081.50	\$ 1,113.95	\$ 1,125.08		
Security System	8260	\$ 1,000.00	\$ 1,000.00	\$ 544.50	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00		
Furniture repair/replacement	8270	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00		
Facilities Upgrades	8280	\$ 9,000.00	\$ 9,000.00	\$ 8,552.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
<b>Subtotal</b>		<b>\$ 49,500.00</b>	<b>\$ 49,500.00</b>	<b>\$ 48,835.04</b>	<b>\$ 47,473.50</b>	<b>\$ 44,007.71</b>	<b>\$ 45,007.71</b>	<b>\$ 44,507.71</b>	<b>\$ 45,572.94</b>	<b>\$ 46,438.67</b>			
<b>Committee/Site Improvements</b>													
New mulch material	8510	\$ 5,000.00	\$ 5,000.00	\$ 5,887.80	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00		
Community Equipment	8610	\$ 1,000.00	\$ 1,000.00	\$ 884.84	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Community Liaisons Comm.	8650	\$ 100.00	\$ 100.00	\$ 5.49	\$ -	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00		
ACC Committee	8612	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00		
Social Committee	8614	\$ 5,000.00	\$ 5,000.00	\$ 4,274.87	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
Welcome Committee	8611	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Ad Hoc Committee	8613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Amenities Addition Fund		\$ -	\$ -	\$ 20,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00		
<b>Subtotal</b>		<b>\$ 11,300.00</b>	<b>\$ 11,300.00</b>	<b>\$ 31,053.00</b>	<b>\$ 13,500.00</b>	<b>\$ 19,250.00</b>	<b>\$ 19,250.00</b>	<b>\$ 19,250.00</b>	<b>\$ 19,250.00</b>	<b>\$ 19,250.00</b>	<b>\$ 19,250.00</b>		
<b>Utilities</b>													
Electricity	8910	\$ 18,500.00	\$ 18,500.00	\$ 18,844.52	\$ 18,850.00	\$ 18,850.00	\$ 18,850.00	\$ 18,850.00	\$ 18,850.00	\$ 19,415.50	\$ 19,609.66		
Water	8930	\$ 5,000.00	\$ 5,000.00	\$ 4,226.80	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
<b>Subtotal</b>		<b>\$ 23,500.00</b>	<b>\$ 23,500.00</b>	<b>\$ 23,071.32</b>	<b>\$ 23,850.00</b>	<b>\$ 23,850.00</b>	<b>\$ 23,850.00</b>	<b>\$ 23,850.00</b>	<b>\$ 23,850.00</b>	<b>\$ 24,415.50</b>	<b>\$ 24,609.66</b>		
<b>Maintenance</b>													
Grounds Improvements	9020	\$ 10,000.00	\$ 10,000.00	\$ 11,581.68	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
General Maintenance & repairs	9110	\$ 5,000.00	\$ 5,000.00	\$ 5,708.37	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
<b>Subtotal</b>		<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ 17,290.05</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>		
<b>Contract Services</b>													
Grounds Contract	9610	\$ 24,000.00	\$ 24,000.00	\$ 25,785.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00		
Common Area Beautification	9620	\$ 5,000.00	\$ 5,000.00	\$ 4,442.79	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
<b>Subtotal</b>		<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 30,227.79</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>	<b>\$ 29,000.00</b>		
<b>New Reserve Study</b>		\$ -	\$ -	\$ 258.06	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Weighted expense heavier for summer months.

Estimated repair/replacement of pool room equipment.

Deck Furniture, picnic tables

Guard Room upgrades, tunnel project for lighting and security.

mulch and sod for pool deck expansion

Movie night speaker system and accessories

Infocus projector

Budgeting for reduced social committee events - plan on July 4th event.

Common Area Tree replacements, Ant applications, dirt buildup and seeding of Ashmore Bridge Road

Includes annual seeding and fertilizing of soccer field. Common area tree replacement and Ant

Wood repair on some of street signs, repaint, Tennis court repairs, etc

Wood repair on some of street signs, repaint, Tennis court repairs, etc

Spring, summer flowers.

## Planters Row Budgeted and Actual Income Statement

	G/L Code	2009 Budget	Budget Prorated as of 12/31/09	2009 Actuals as of 12/31/09	2010 Budget Unapproved	2011 Budget Unapproved	2012 Budget Unapproved	2013 Budget Unapproved	2014 Budget Unapproved	2015 Budget Unapproved
<b>Subtotal Expenses</b>		<b>\$ 172,975.00</b>	<b>\$ 172,975.00</b>	<b>\$ 178,947.16</b>	<b>\$ 164,973.50</b>	<b>\$ 167,862.71</b>	<b>\$ 166,862.71</b>	<b>\$ 166,362.71</b>	<b>\$ 168,101.59</b>	<b>\$ 169,198.61</b>
Reserve Contribution	9910	\$ 15,000.00	\$ 15,000.00	\$ 20,162.81	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
<b>Total Expenses</b>		<b>\$ 187,975.00</b>	<b>\$ 187,975.00</b>	<b>\$ 199,109.97</b>	<b>\$ 184,973.50</b>	<b>\$ 187,862.71</b>	<b>\$ 186,862.71</b>	<b>\$ 186,362.71</b>	<b>\$ 188,101.59</b>	<b>\$ 189,198.61</b>
<b>Net Income (Loss)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,078.43</b>	<b>\$ 1,541.50</b>	<b>\$ 477.29</b>	<b>\$ 4,057.29</b>	<b>\$ 4,557.29</b>	<b>\$ 2,818.41</b>	<b>\$ 4,301.39</b>
Actual Reserve Contribution				\$ 20,162.81		Playground equipment replacement	Parking Lot Slurry	Paint Pool House Re-Roof Pool House Tennis Court Resurf		Bathroom Refurbish Parking Lot Resurface Pool Replaster and Tile
Actual Amenities Contribution				\$ 20,000.00						
Current UnAlloc. Reserve		\$ 89,498.57	Interest gained from 12.31.08 posted after close of 2008	\$ 89,498.57	\$ 109,843.57	\$ 129,843.57	\$ 138,295.86	\$ 156,556.95	\$ 157,292.11	\$ 177,292.11
Expected/Actual Reserves to be Allocated		\$ -		\$ (182.19)	\$ -	\$ 11,547.71	\$ 1,738.91	\$ 19,264.84	\$ -	\$ 67,037.48
<b>Current UnAlloc. Amenities Reserve</b>		<b>\$ 97,190.50</b>		<b>\$ 97,190.50</b>	<b>\$ 45,655.50</b>	<b>\$ 50,655.50</b>	<b>\$ 10,655.50</b>	<b>\$ 20,655.50</b>	<b>\$ 30,655.50</b>	<b>\$ 40,655.50</b>
<b>Amenities Expected/Actual Allocation</b>		<b>\$ 75,000.00</b>	Pool Deck Expansion Phase Two Irrigation System.	<b>\$ 71,535.00</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budgeted/Actual Amenities Reserve</b>		<b>\$ 22,190.50</b>		<b>\$ 45,655.50</b>	<b>\$ 50,655.50</b>	<b>\$ 10,655.50</b>	<b>\$ 20,655.50</b>	<b>\$ 30,655.50</b>	<b>\$ 40,655.50</b>	<b>\$ 50,655.50</b>
<b>Total Budgeted/Actual Reserve Fund</b>		<b>\$ 104,498.57</b>		<b>\$ 109,843.57</b>	<b>\$ 129,843.57</b>	<b>\$ 138,295.86</b>	<b>\$ 156,556.95</b>	<b>\$ 157,292.11</b>	<b>\$ 177,292.11</b>	<b>\$ 130,254.63</b>
<b>Ideal Reserve Fund</b>		<b>\$ 100,739.00</b>		<b>\$ 100,739.00</b>	<b>\$ 114,602.00</b>	<b>\$ 117,293.00</b>	<b>\$ 130,501.00</b>	<b>\$ 126,273.00</b>	<b>\$ 142,112.00</b>	<b>\$ 89,590.00</b>