

CASTLEPOINT HOA, INC.
(Budget Fiscal Year 2009 - 2010)
Based on monthly assessments at \$150 per unit

<u>INCOME</u>	<u>Monthly</u>	<u>2009/2010</u>
Regular - Assessments	\$26,400.00	\$316,800.00
Special - Assessment 2010- Retaining Wall	\$4,166.67	\$50,000.00
Fines	\$20.84	\$250.00
Late Fees	\$83.34	\$1,000.00
	\$30,670.85	\$368,050.00
Replacement Reserve Account	-\$14,541.67	-\$174,500.00
Subtotal	\$16,129.17	\$193,550.00
<u>EXPENSES</u>		
Professional Fees		
Management Fees	\$2,288.00	\$27,456.00
Legal Fees	\$250.00	\$3,000.00
Audit/Tax Prep Fees	\$208.34	\$2,500.00
Subtotal	\$2,746.34	\$32,956.00
<u>Administrative</u>		
Bank Service	\$100.00	\$1,200.00
Insurance	\$2,750.00	\$33,000.00
Miscellaneous Admin.	\$83.34	\$1,000.00
Postage	\$45.84	\$550.00
Copies	\$208.34	\$2,500.00
Meetings/Social Functions	\$41.67	\$500.00
Dues/Education	\$83.34	\$1,000.00
Bad Debt	\$416.67	\$5,000.00
Subtotal	\$3,729.17	\$44,750.00
<u>Utilities</u>		
Electricity	\$47.92	\$575.00
Water	\$1,150.00	\$13,800.00
Subtotal	\$1,197.92	\$14,375.00
<u>Maintenance/Other</u>		
Grounds Contract/Maint.	\$2,210	\$26,521.00
Snow Removal	\$1,167	\$14,000.00
Trash	\$1,458	\$17,500.00
Asphalt	\$833.34	\$10,000.00
Concrete	\$833.34	\$10,000.00
Signs	\$12.50	\$150.00
Arborist	\$416.67	\$5,000.00
Lighting	\$41.67	\$500.00
Fire Hydrant/Control	\$62.50	\$750.00
Misc. Bldg.	\$208.34	\$2,500.00
Gutter/Downspouts	\$320.84	\$3,850.00
Irrigation	\$416.67	\$5,000.00
Pest Control	\$41.67	\$500.00
Fencing Repairs and Paint	\$250.00	\$3,000.00
Misc. Grounds/Maint.	\$83.34	\$1,000.00
Contingency	\$99.84	\$1,198.00
Subtotal	8,455.75	\$101,469.00
TOTAL EXPENSES	16,129.17	\$193,550.00
<u>REPLACEMENT RESERVES</u>		
Asphalt	583.34	\$7,000.00
Concrete	1,250.00	\$15,000.00
Decks	4,750.00	\$57,000.00
Fencing	166.67	\$2,000.00
Gutters	208.34	\$2,500.00
Lighting	250.00	\$3,000.00
Retaining Walls	7,083.34	\$85,000.00
Stucco	125.00	\$1,500.00
Trim Repairs/Replacement	125.00	\$1,500.00
Subtotal	14,541.67	\$174,500.00
TOTAL REPLACEMENT RESERVES		\$174,500.00
NET INCOME		\$0.00