

Grand Oaks Master Association, Inc. - 2008 Approved Budget

Description	2008 Monthly	2008 Yearly
INCOME		
Maintenance Fees	72125	865500
Late Fees	600	7200
Estimated Uncollected	-1000	-12000
Income totals	\$71,725	\$860,700
EXPENSES		
Association - General		
Clubhouse Mortgage	14597	175164
Shared Maintenance	5200	62400
Annual Audit	500	6000
Contingency	320	3840
Newsletter (includes postage)	166	1992
Committees	42	504
Taxes	32	384
Trash	20	240
Website	8	96
Licenses/Fees	6	72
Association General totals	\$20,891	\$250,692
Association - Reserves		
Deferred Maintenance - Site	3775	45300
Deferred Maintenance - Clubhouse	1824	21888
Association Reserves totals	\$5,599	\$67,188
Association - Management Fees		
Management Fees	4334	52008
Professional Fees	1367	16404
Miscellaneous Administrative	250	3000
Association Management totals	\$5,951	\$71,412
Association - Salaries		
Clubhouse Administrator	2600	31200
Maintenance Person	1994	23928
Pool/Clubhouse Monitors	1474	17688
Payroll Burden	1092	13107
Insurance	606	7272
Association Salaries totals	\$7,766	\$93,195
Association - Insurance (Projected)		
Property	933	11196
Liability	883	10596
Umbrella	67	804
Auto	28	336
Fidelity Bond	36	432
D&O Liability	225	2700
Association Insurance totals	\$2,172	\$26,064

Description	2008 Monthly	2008 Yearly
Association - Grounds		
Grounds Maintenance - Millennium Lawn and Landscape	3200	38400
Pond Maintenance	2030	24360
Mitigation Monitoring	150	1800
Mulch	250	3000
Annuals	200	2400
Landscape Replacement	167	2004
Irrigation Repair	200	2400
Sign Maintenance	150	1800
Playground Maintenance	100	1200
Miscellaneous Repairs	30	360
Clubhouse General totals	\$6,477	\$77,724
Association - Utilities		
Cable TV Contract	16866	202392
Electricity	2500	30000
Water	327	3924
Telephone/Internet Access	250	3000
Association Utilities totals	\$19,943	\$239,316
Clubhouse - General		
General Maintenance and Repairs	200	2400
Security Monitoring and Equipment Maintenance	375	4500
HVAC Annual Maintenance	70	840
Supplies	80	960
Plywood Storage - Wesley Chapel Storage	43	516
Pest Control - Impact Pest Control	39	468
Clubhouse General totals	\$807	\$9,684
Clubhouse - Pool		
Maintenance Contract - Gulfside Pool and Spa	1216	14592
Repairs	400	4800
Clubhouse Pool totals	\$1,616	\$19,392
Clubhouse - Fitness Room		
Maintenance Contract - Fitness Services of Florida	84	1008
Repairs	50	600
Gym Wipes	35	420
Clubhouse Fitness Room totals	\$169	\$2,028
Clubhouse - Office		
Supplies	200	2400
Computer supplies/maintenance	50	600
Clubhouse Office totals	\$250	\$3,000
Total Expenses	\$71,641	\$859,695
Income totals	\$71,725	\$860,700