

HANSON'S LANDING ASSOCIATION, INC., A CONDOMINIUM
2012 Approved Budget
January 1, 2012 - December 31, 2012

<u>DESCRIPTION</u>	<u>2011 Approved Budget</u>	<u>2011 Projected Expenses</u>	<u>2012 Approved Budget</u>
<u>REVENUE</u>			
Maintenance Fees - Unit Owners	\$ 636,120.00	\$ 636,120.00	\$ 656,208.00
Fund Balance Carried Forward	\$ 94,776.00	\$ 94,776.00	\$ 60,514.00
Interest Income	\$ 504.00	\$ 560.00	\$ 762.00
Interest - Penalty - Owners	\$ 600.00	\$ 600.00	\$ 600.00
Screening Fee	\$ 1,200.00	\$ 1,400.00	\$ 1,460.00
Other	\$ -	\$ 6,000.00	\$ -
TOTAL REVENUE	\$ 733,200.00	\$ 739,456.00	\$ 719,544.00
 <u>EXPENSES</u>			
<u>Administrative</u>			
501 Management Fees	\$ 23,700.00	\$ 23,700.00	\$ 23,700.00
505 Legal	\$ 8,520.00	\$ 4,000.00	\$ 6,000.00
510 Insurance	\$ 250,080.00	\$ 249,987.00	\$ 254,520.00
515 Interest Premium Finance	\$ 2,280.00	\$ 2,280.00	\$ 2,280.00
521 Accounting	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00
530 Fees & Licenses	\$ 540.00	\$ 200.00	\$ 540.00
531 Taxes	\$ 1,692.00	\$ -	\$ 1,692.00
532 Fees to Division	\$ 744.00	\$ 744.00	\$ 744.00
546 Office Expenses	\$ 6,000.00	\$ 4,000.00	\$ 6,000.00
548 Entertainment	\$ 504.00	\$ 150.00	\$ 360.00
Total Administrative	\$ 297,360.00	\$ 288,361.00	\$ 299,136.00
 <u>Utilities</u>			
551 Electric	\$ 18,000.00	\$ 16,800.00	\$ 17,100.00
552 Water/Sewer	\$ 7,680.00	\$ 6,400.00	\$ 7,080.00
560 Fees to Miles Grant	\$ 3,624.00	\$ 15,200.00	\$ 3,600.00
571 Telephone	\$ 1,752.00	\$ 1,600.00	\$ 1,752.00
573 Security/Internet	\$ -	\$ 980.00	\$ 1,440.00
574 Cable TV	\$ 67,476.00	\$ 67,470.00	\$ 71,520.00
Total Utilities	\$ 98,532.00	\$ 108,450.00	\$ 102,492.00
 <u>Building & Equipment</u>			
575 General Building Maintenance	\$ 30,000.00	\$ 28,000.00	\$ 25,200.00
576 Golf Cart Maintenance	\$ 600.00	\$ 200.00	\$ 600.00
577 Maintenance Labor	\$ 47,736.00	\$ 47,910.00	\$ 47,736.00
578 Fire Alarm Maintenance	\$ 14,400.00	\$ 5,000.00	\$ 7,500.00
603 Miscellaneous Supplies	\$ 2,400.00	\$ 5,100.00	\$ 3,600.00
Total Building & Equipment	\$ 95,136.00	\$ 86,210.00	\$ 84,636.00

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	2011 Approved <u>Budget</u>	2011 Projected <u>Expenses</u>	2012 Approved <u>Budget</u>
<u>Grounds</u>			
625 Basic Grounds Maintenance	\$ 53,412.00	\$ 53,412.00	\$ 53,412.00
626 Tree Trimming	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
627 Lawn Pest Control/Fertilizer	\$ 9,036.00	\$ 9,910.00	\$ 9,036.00
628 Sod	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
629 Landscape Replacement/Plants	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
630 Irrigation Maintenance	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
631 Mulch	\$ -	\$ -	\$ 5,400.00
632 Berm	\$ 2,868.00	\$ 2,868.00	\$ 2,868.00
633 Ornamental Pest Control	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
646 Encroachment Barrier	\$ 2,760.00	\$ 2,760.00	\$ 2,760.00
647 Lake Treatment	\$ 1,656.00	\$ 1,656.00	\$ 1,656.00
648 Shoreline Trim	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00
Total Grounds	\$ 106,932.00	\$ 107,806.00	\$ 112,332.00
<u>Recreation Maintenance</u>			
650 Pool Maintenance	\$ 5,700.00	\$ 4,100.00	\$ 5,700.00
652 Propane-BBQ Grills	\$ 480.00	\$ 300.00	\$ 480.00
Total Recreation Maintenance	\$ 6,180.00	\$ 4,400.00	\$ 6,180.00
<u>Contract Services</u>			
680 Trash Removal	\$ 20,640.00	\$ 20,628.00	\$ 21,324.00
686 Termite Control	\$ 2,400.00	\$ -	\$ 2,400.00
687 Ant Control	\$ 3,024.00	\$ 2,953.00	\$ 3,024.00
Total Contract Services	\$ 26,064.00	\$ 23,581.00	\$ 26,748.00
<u>Contingency</u>			
701 Contingencies & Working Funds	\$ 18,000.00	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 648,204.00	\$ 618,808.00	\$ 631,524.00
<u>RESERVES</u>			
730 Cash Flow-Pooled	\$ 84,996.00	\$ 84,996.00	\$ 88,020.00
TOTAL RESERVES	\$ 84,996.00	\$ 84,996.00	\$ 88,020.00
TOTAL OPERATING & RESERVES	\$ 733,200.00	\$ 703,804.00	\$ 719,544.00
 MAINTENANCE FEES/OWNER/MONTH W/O BENEFIT OF PRIOR YEAR CARRYOVER	 \$ 327.46		 \$ 321.11
 MAINTENANCE FEES/OWNER/MONTH WITH BENEFIT OF PRIOR YEAR CARRYOVER	 \$ 285.00		 \$ 294.00

**HANSON'S LANDING ASSOCIATION INC, A CONDOMINIUM
2012 RESERVE SCHEDULE**

CASH FLOW

CATEGORY	ESTIMATED COST TO REPLACE	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ROOF REPLACEMENT	\$ 1,116,000.00	25	22										
CARPETS	\$ 280,000.00	28	22										
PAINTING	\$ 203,028.00	7	1 TO 4	31697	49031	51138	56951					49031	51138
PAVING	\$ 175,000.00	25	22										
POOL	\$ 8,500.00	7	3			8500							8500
CAPTL IMPROVEMENTS	\$ 15,000.00	V	V										
		EXPENDITURES		31697	49031	59638	56951	0	0	0	45909	49031	59638
	\$ 1,797,528.00	BEGINNING BALANCE		301540	357863	396852	425234	456303	544323	632343	720363	762474	801463
		FUNDING		88020	88020	88020	88020	88020	88020	88020	88020	88020	88020
		BALANCE		357863	396852	425234	456303	544323	632343	720363	801463	88020	96945
CATEGORY	ESTIMATED COST TO REPLACE	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ROOF REPLACEMENT	\$ 1,116,000.00	25	22										
CARPETS	\$ 280,000.00	28	22										
PAINTING	\$ 203,028.00	7	1 TO 4	56950									
PAVING	\$ 175,000.00	25	22										
POOL	\$ 8,500.00	7	3										
CAPTL IMPROVEMENTS	\$ 15,000.00	V	V										
		EXPENDITURES		56950	0	0	0	45909	49031	59638	56950	0	0
	\$ 1,797,528.00	BEGINNING BALANCE		829845	860915	948935	1036955	1124975	1167086	1206075	1234457	1265527	1353547
		FUNDING		88020	88020	88020	88020	88020	88020	88020	88020	88020	88020
		BALANCE		860915	948935	1036955	1124975	1167086	1206075	1234457	1265527	1353547	1441567
CATEGORY	ESTIMATED COST TO REPLACE	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	YEAR 26	YEAR 27	YEAR 28	YEAR 29	YEAR 30
ROOF REPLACEMENT	\$ 1,116,000.00	25	22										
CARPETS	\$ 280,000.00	28	22										
PAINTING	\$ 203,028.00	7	1 TO 4		45909	49031	51138	56950				45909	49031
PAVING	\$ 175,000.00	25	22										
POOL	\$ 8,500.00	7	3										
CAPTL IMPROVEMENTS	\$ 15,000.00	V	V										
		EXPENDITURES					8500						
	\$ 1,797,528.00	BEGINNING BALANCE						15000					
		FUNDING						71950	0	0	0	45909	49031
		BALANCE		1529587	1529587	698	39687	68069	84139	172159	260179	348199	390310
		BALANCE		1529587	698	39687	68069	84139	172159	260179	348199	390310	429299