

BEVERLY OAKS HOMEOWNERS' ASSOCIATION

INCOME	2011 Base	Options
ASSESSMENTS		
EARLY PAYMENT DISCOUNT (\$60.00)	\$2,880	
Note: Actual was 48 x \$90 in 2010		
CREDIT CARD FEE	\$300	
INTEREST	-\$500	
LATE CHARGES		
BAD DEBT		
INCOME		
COMMON AREA MAINTENANCE-ANNUAL		
COMMON AREA MAINTENANCE AND SUPPLY	\$0	
ELECTRICAL	\$0	
ENTRY GATE	\$0	
FENCE/ WALLS/IRONWORK	\$0	\$3,000
FIRE LANE STRIPING	\$0	
GARAGE ROOF/WALLS/DOORS/FOUNDATION	\$0	
INSPECTION/LICENSE/PERMIT	\$100	
LANDSCAPE-ADDITIONAL	\$1,500	
LANDSCAPE-CONTRACT	\$15,000	
Note: Bids for 2011 were \$22K, \$14K, \$20K, \$13K, \$23K		
LANDSCAPE-FERTILIZATION/INSECT	\$1,200	
Note: Bids for 2011 were \$1,300, \$1,900		
LANDSCAPE-SHRUB REPLACEMENT/ADDITION	\$275	
LAMP POST/EXTERIOR LIGHTING	\$1,000	
Note: 2 year project approved in 2010 vote. North side lamp installed in 2010 - South side lamp to be installed in 2011		
LAWN AND TREE TREATMENTS		
LIGHT BULBS	\$200	\$1,500
MAILBOXES	\$0	
MISCELLANEOUS MAINTENANCE EXPENSE		
ANNUAL PAINT/EXTERIOR REPAIR	\$21,600	
Note: 2011 in the first year of repairing the rear of homes. Paint/repair expenses have been \$1.1K-\$1.3k per house in each of the last 3 paint cycles. \$500 per house has been added to cover rear repaits in 2011.		
ROADWAY/CURB/SIDEWALK	\$0	
PLUMBING	\$0	
SIGNS/LOCKS/KEYS	\$0	
SPRINKLER INSTALL/MAINTENANCE	\$3,000	
Note: Expenses were \$12K in 2009, \$7.5K in 2010		
STORM DRAINAGE	\$0	
TRAFFIC SPIKES		\$6,000
TREE TRIMMING/REMOVAL	\$1,000	
WATER MAINS/SEWERS		
OTHER (10% cushion)	\$0	
GENERAL AND ADMINISTRATIVE		
ANNUAL AUDIT/AUDITOR EXPENSE	\$1,200	
BANK CHARGES	\$200	
COLLECTION/LEGAL COST	\$750	
HOMEOWNER FUNCTIONS	\$1,000	
INSURANCE- PROPERTY	\$2,000	
INSURANCE- LIABILITY / D&O	\$2,500	
LEGAL (non collection)	\$1,000	
MANAGEMENT FEES	\$9,176	
MEETING EXPENSES	\$250	
OFFICE SUPPLIES	\$600	
OTHER ADMINISTRATIVE EXPENSES	\$200	
POSTAGE	\$300	
RECORD DIGITIZING/STORAGE	\$100	
REPRODUCTION AND COPIES	\$450	
WEB SITE - DOMAIN/HOSTING	\$150	
WEB SITE - PROGRAMMING	\$0	
UTILITIES		
ELECTRICITY	\$1,450	
WATER AND SEWAGE	\$6,000	
DEPRECIATION		
SIGNED APPRECIATION		
TAXES		
FEDERAL INCOME TAX	\$500	
PROPERTY TAXES	\$750	
SALES TAX		\$4,000
ALLOCATIONS		
CAPITAL & ROADWAY RESERVES	\$5,000	\$3,168
EMERGENCY & WATER SEWER RESERVES	\$2,000	
OTHEHR		
ENGINEERING STUDY		\$3,000
EXPENSES (Total)	\$84,131	\$20,668
Per Home / Per Month	\$73.03	\$17.94