

**Tuscawilla Citizens Association  
2010 Operating and Capital Improvement Budget**

	UNITS	MO Fee	Totals
Existing Single Family Road Fund	502	\$31.00	\$15,562.00
Apartment Road Fund Income	62	\$31.00	\$1,922.00
Commercial Road Fund Income	4	\$31.00	\$124.00
Locust Hill Road Use Agreement	568	\$0.66	\$374.88

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>2010 INCOME</b>											
4111 Homeowner Assessments	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00	15,562.00
4112 Locust Hill Road Use Income	4,498.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4113 Apartment Road Fund Income	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00	1,922.00
4114 Commercial Road Fund Income	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00
4400 Late Fee Income	293.00	293.00	293.00	293.00	293.00	293.00	293.00	293.00	293.00	293.00	293.00
4401 Delinquent Interest Income	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
4404 Recaptured Legal Fees	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00
4500 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4501 Reserve Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,000.00	0.00
<b>TOTALS</b>	<b>22,585.56</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>18,087.00</b>	<b>85,087.00</b>	<b>18,087.00</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>LESS RESERVE DEPOSITS</b>											
6000 Capital Reserve Deposit	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
6001 Capital Reserve Deposit	9,100.00	9,100.00	9,100.00	9,100.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	2,000.00	2,000.00
6014 Snow Contingency Fund	192.50	192.50	1,155.00	192.50	192.50	192.50	192.50	192.50	192.50	192.50	192.50
<b>AVAILABLE FUNDS</b>	<b>12,993.06</b>	<b>8,494.50</b>	<b>7,532.00</b>	<b>8,494.50</b>	<b>11,094.50</b>	<b>11,094.50</b>	<b>11,094.50</b>	<b>11,094.50</b>	<b>11,094.50</b>	<b>82,594.50</b>	<b>15,594.50</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>ADMINISTRATIVE EXPENSES</b>											
5100 Uncollectible Assessments	0.00	0.00	4,125.00	0.00	0.00	4,125.00	0.00	0.00	4,125.00	0.00	0.00
5103 Website	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00
5111 Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5120 License & Permits	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00
5127 Payment Coupons	1,280.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00
5128 Postage Expense	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
5132 Printing and Reproduction	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5137 Federal Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5140 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	2,650.00	0.00	0.00	0.00
5145 Other Expenses	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>PROFESSIONAL EXPENSES</b>											
5200 Audit & Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00
5210 Community Mgmt Fees	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00	3,048.00
5220 Legal Expense - Collections	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50
5221 Legal Expense - General	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33
5222 Legal Expense - Litigation	0.00	0.00	520.00	0.00	0.00	520.00	0.00	0.00	520.00	0.00	0.00

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>COMMON AREA UTILITY</b>											
5405 Common Area Electricity	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33
5408 Common Area Fire Hydrant	0.00	0.00	0.00	0.00	0.00	0.00	1,368.00	0.00	0.00	0.00	0.00

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>COMMON AREA GROUNDS</b>											
5816 Yard Waste Dumpsters	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00
5825 Landscaping Program	0.00	0.00	0.00	4,030.00	4,030.00	4,030.00	4,030.00	4,030.00	4,030.00	4,030.00	0.00
5827 Additional Landscaping	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
5828 Tree Removal/Replacement	0.00	0.00	500.00	0.00	0.00	1,200.00	0.00	600.00	0.00	1,200.00	0.00
5829 Mulch	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00
5840 Snow Removal	2,500.00	3,800.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5865 C/A Road Repair	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00
5868 Sign Installation/Repair	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
5875 Other Maintenance/Repair	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>RESERVE EXPENDITURES</b>											
6100 Common Reserve Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,000.00	0.00
6123 Contingency Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<b>Cash Checking-Beginning Bal.</b>	0.00	4,144.23	3,769.89	-1,911.94	-2,518.27	-1,622.61	-6,671.94	-7,146.27	-8,400.61	-12,949.94	-7,656.27
<b>Add Income</b>	12,993.06	8,494.50	7,532.00	8,494.50	11,094.50	11,094.50	11,094.50	11,094.50	11,094.50	82,594.50	15,594.50
<b>Less Expenses</b>	8,848.83	8,868.83	13,213.83	9,100.83	10,198.83	16,143.83	11,568.83	12,348.83	15,643.83	77,300.83	7,668.83
<b>Cash Checking-Ending Balance</b>	<b>4,144.23</b>	<b>3,769.89</b>	<b>-1,911.94</b>	<b>-2,518.27</b>	<b>-1,622.61</b>	<b>-6,671.94</b>	<b>-7,146.27</b>	<b>-8,400.61</b>	<b>-12,949.94</b>	<b>-7,656.27</b>	<b>269.39</b>

TUSCAWILLA HILLS CITIZENS ASSOCIATION  
2010 PROPOSED OPERATING BUDGET

PUPM = Per unit per month

	2009 Projected	Approved 2009 Budget	Amount Over/Under Budget	2010 Budget	Single Family PUPM
<b>INCOME</b>					
Assessments	217,867.00	215,635.44	-2,231.56	\$215,794.56	31.66
Late Fees	3,500.00	540.00	-2,960.00	\$3,516.00	0.52
Recaptured Legal Fees	2,200.00	6,000.00	3,800.00	\$2,016.00	0.30
Interest Income	200.00	175.00	-25.00	\$216.00	0.03
Reserve Transfers	94,494.00	94,494.00	0.00	\$67,000.00	9.83
Other Income	0.00	0.00	0.00	\$0.00	0.00
<b>TOTAL INCOME</b>	<b>318,261.00</b>	<b>316,844.44</b>	<b>-1,416.56</b>	<b>\$288,542.56</b>	<b>42.33</b>
<b>LESS CAPITAL RESERVES</b>					
Common Reserve Deposits	80,494.00	92,494.00	12,000.00	\$77,500.00	11.37
Contingency Reserve Deposits	2,310.00	2,310.00	0.00	\$2,310.00	0.34
<b>TOTAL</b>	<b>82,804.00</b>	<b>94,804.00</b>	<b>12,000.00</b>	<b>\$79,810.00</b>	<b>11.71</b>
<b>Income before Expenses</b>	<b>235,457.00</b>	<b>222,040.44</b>	<b>-13,416.56</b>	<b>\$208,732.56</b>	<b>30.62</b>
<b>ADMINISTRATIVE EXPENSES</b>					
Uncollectible Assessments	16,500.00	0.00	16,500.00	\$16,500.00	2.42
Website	170.00	175.00	-5.00	\$175.00	0.03
Insurance	3,000.00	3,000.00	0.00	\$3,000.00	0.44
Licenses & Permits	25.00	25.00	0.00	\$25.00	0.00
Payment Coupons/Processing	1,283.00	1,270.00	13.00	\$1,286.00	0.19
Postage Expense	2,000.00	1,052.00	948.00	\$1,500.00	0.22
Printing & Reproduction	1,650.00	1,250.00	400.00	\$1,200.00	0.18
Federal Taxes	426.00	0.00	426.00	\$0.00	0.00
Property Taxes	3,704.00	3,540.00	164.00	\$3,750.00	0.55
Miscellaneous Expense	0.00	250.00	-250.00	\$500.00	0.07
<b>PROFESSIONAL EXPENSES</b>					
Audit & Tax Preparation	1,900.00	1,800.00	100.00	\$1,900.00	0.28
Community Management Fees	35,052.00	35,052.00	0.00	\$36,576.00	5.37
Legal Expenses	2,500.00	11,500.00	-9,000.00	\$3,830.00	0.56
<b>COMMON AREA UTILITY</b>					
Common Area Electricity	17,300.00	16,500.00	800.00	\$17,500.00	2.57
Common area Fire Hydrant	1,368.00	1,368.00	0.00	\$1,368.00	0.20
<b>COMMON AREA GROUNDS</b>					
Dumpsters	2,184.00	1,000.00	1,184.00	\$1,200.00	0.18
Landscaping Program	24,700.00	24,700.00	0.00	\$28,210.00	4.14
Additional Landscaping	1,995.00	500.00	1,495.00	\$600.00	0.09
Tree Removal/Replacement	1,484.00	1,800.00	-316.00	\$3,500.00	0.51
Mulch	350.00	350.00	0.00	\$500.00	0.07
Snow Removal	7,000.00	15,000.00	-8,000.00	\$15,000.00	2.20
Fence Installation & Repair	5,200.00	0.00	5,200.00	\$0.00	0.00
C/A Road Repair	0.00	1,000.00	-1,000.00	\$1,000.00	0.15
Sign Installation/Repair	1,062.00	550.00	512.00	\$600.00	0.09
Other Maintenance	2,046.00	250.00	1,796.00	\$600.00	0.09
Storm Water Mgmt Cleanup	6,733.00	9,300.00	0.00	\$0.00	0.00
<b>RESERVE EXPENSE</b>					
Common Reserve	94,494.00	94,494.00	0.00	\$67,000.00	9.83
Contingency Reserve	0.00	0.00	0.00	\$0.00	0.00
<b>AVAILABLE FUNDS</b>	<b>235,457.00</b>	<b>222,040.44</b>	<b>13,416.56</b>	<b>\$208,732.56</b>	<b>30.62</b>
<b>- TOTAL EXPENSES</b>	<b>234,126.00</b>	<b>225,726.00</b>	<b>8,400.00</b>	<b>\$207,320.00</b>	<b>30.42</b>
<b>= NET CASH FLOW</b>	<b>1,331.00</b>	<b>-3,685.56</b>	<b>5,016.56</b>	<b>\$1,412.56</b>	<b>0.21</b>

DEC	TOTALS
15,562.00	186,744.00
0.00	4,498.56
1,922.00	23,064.00
124.00	1,488.00
293.00	3,516.00
18.00	216.00
168.00	2,016.00
0.00	0.00
0.00	67,000.00
18,087.00	288,542.56

DEC	TOTALS
300.00	3,600.00
1,000.00	73,900.00
192.50	2,310.00
16,594.50	208,732.56

DEC	TOTALS
4,125.00	16,500.00
0.00	175.00
3,000.00	3,000.00
0.00	25.00
0.00	1,286.00
125.00	1,500.00
100.00	1,200.00
0.00	0.00
0.00	3,750.00
41.67	500.00

DEC	TOTALS
0.00	1,900.00
3,048.00	36,576.00
62.50	750.00
83.33	1,000.00
520.00	2,080.00

DEC	TOTALS
1,458.33	17,500.00
0.00	1,368.00

DEC	TOTALS
0.00	1,200.00
0.00	28,210.00
50.00	600.00
0.00	3,500.00
0.00	500.00
3,700.00	15,000.00
0.00	1,000.00
50.00	600.00
50.00	600.00

DEC	TOTALS
0.00	67,000.00
0.00	0.00

269.39	
16,594.50	207,770.06
16,413.83	207,320.00
450.06	450.06