

DEER CROSSING CONDOMINIUM ASSOCIATION, INC.						
2010 DRAFT OPERATING BUDGET						
Total Number of Units in Association =		140				
15 Buildings		2009	2009 YTD	2009	2010	
		Approved	8/30/2009	Projected	Draft Budget	
<b>INCOME</b>						
30100	REGULAR ASSESSMENTS	499,700	374,775	499,700	494,724	
30120	RESERVE ASSESSMENT (REPLACEMENT)	54,768	41,663	54,768	58,154	
30171	LATE FEES	1,000	2,476	2,700	1,000	
30260	MISCELLANEOUS INCOME		80	125	0	
30270	INTEREST INCOME	750	1,434	1,722	1,500	
30273	INTEREST INCOME-RESERVE	4,000	2,501	4,000	3,200	
30285	PRIOR PERIOD INCOME (LOSS)/GAIN PREVIOUS YEAR	6,780	0	0	0	
	<b>TOTAL INCOME</b>	<b>566,998</b>	<b>422,928</b>	<b>563,015</b>	<b>558,578</b>	
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
50400	BAD DEBT EXPENSE	10,000	22,742	24,000	8,000	
51020	POSTAGE	1,200	947	1,350	1,350	
51030	OFFICE EXPENSE	5,000	3,746	5,000	5,000	
51060	FEES, LICENSES & REPORTS (Pool Health Dept)	520	515	515	520	
51062	CONSULTING FEES (Insurance Appraisals/Reserve Study)	500	0	500	1,000	
51065	WEBSITE EXPENSES	0	0	0	200	
51067	ANNUAL FEES - CORP	0	0	0	70	
51069	ANNUAL FEES - CONDO DIVISION	560	560	560	560	
51090	LEGAL FEES	5,000	1,433	4,000	5,000	
51110	AUDIT/TAX RETURN	7,000	5,800	5,800	5,800	
51120	MANAGEMENT FEES	22,950	17,210	22,948	23,000	
51500	MISCELLANEOUS EXPENSE (ADMINISTRATIVE)	1,000	0	0	500	
	<b>TOTAL ADMINISTRATIVE</b>	<b>53,730</b>	<b>52,953</b>	<b>64,673</b>	<b>51,000</b>	
<b>MAINTENANCE</b>						
61050	CLEANING CONTRACT (POOL & COMMON AREA)	3,500	3,550	4,450	4,200	
61075	ELEC./STREET LIGHT REPAIRS (MONUMENT LIGHTING)	3,500	541	1,500	2,000	
61090	MAINTENANCE SUPPLIES (BUILDING SUPPLIES)	1,500	838	1,200	1,200	
61145	POOL REPAIR & MAINTENANCE	8,000	5,454	7,200	6,000	
61152	POOL TELEPHONE	550	360	550	550	
61156	POOL FURNITURE	0	0	0	1,200	
61165	POOL HEAT	7,200	1,687	4,000	6,000	
61180	GROUNDS CONTRACT	44,500	37,690	44,500	51,000	
61182	MULCHING	12,000	0	9,000	12,000	
61183	TREE PRUNING	11,000	8,218	11,000	9,000	
61200	PROPERTY REPAIRS	17,500	7,793	12,500	12,500	
61228	FIRE EXTINGUISHER MAINTENANCE	1,500	611	611	1,500	
61240	EXTERMINATING/PEST CONTROL	3,500	1,950	2,850	3,500	
61244	FIRE SPRINKLER SYSTEM REPAIRS & MAINTENANCE	1,500	0	1,500	1,500	
61355	ABANDONED UNIT MAINTENANCE	0	0	0	0	
61370	DAMAGE CLAIMS	10,000	18,987	21,000	10,000	
61440	CONTRACT LABOR	6,000	6,038	7,200	6,000	
61470	PRESSURE WASHING	8,000	200	6,000	9,000	
61500	MISCELLANEOUS MAINT. (WOODPECKER REPAIRS)	3,500	0	1,800	1,800	
61503	FIRE ALARM INSPECTIONS	3,000	10,274	3,000	3,000	
61570	LANDSCAPE REPL. & IMPROV.	10,000	27,115	29,000	10,000	
61631	FIRE ALARM MONITORING	2,304	2,304	2,304	2,304	
61632	FIRE SPRINKLER TESTING	3,000		3,000	3,000	
61633	FIRE ALARM REPAIRS & MAINTENANCE	1,500		3,000	3,000	
61637	FIRE MONITORING TELEPHONE	7,145		7,920	7,920	
61698	DRYER VENT CLEANING	3,300	3,150	3,150	3,150	
61771	IRRIGATION REPAIRS	4,000	296	1,500	3,000	
61954	GROUNDS PEST CONTROL (\$625)	7,500	5,000	7,500	7,500	
	<b>TOTAL MAINTENANCE</b>	<b>184,999</b>	<b>142,056</b>	<b>197,235</b>	<b>181,924</b>	
<b>UTILITIES/OTHER</b>						
71010	WATER & SEWER	33,000	22,666	35,000	35,000	
71030	ELECTRIC	14,000	5,008	10,000	10,000	
71050	PROPERTY INSURANCE	199,000	132,578	180,870	199,000	
71062	OTHER INSURANCE	13,500	10,432	13,500	13,500	
71140	INCOME TAXES	0	0	0	0	
79900	CONTINGENCY	10,000	0	0	10,000	
	<b>TOTAL UTILITIES/OTHER</b>	<b>269,500</b>	<b>170,683</b>	<b>239,370</b>	<b>267,500</b>	
	<b>TOTAL EXPENSES</b>	<b>508,229</b>	<b>365,692</b>	<b>501,278</b>	<b>500,424</b>	
	<b>REPLACEMENT RESERVES</b>	<b>58,768</b>	<b>44,163</b>	<b>62,768</b>	<b>58,154</b>	
	<b>LOSS/(GAIN)</b>	<b>0</b>			<b>0</b>	
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>566,997</b>	<b>409,856</b>	<b>564,046</b>	<b>558,578</b>	
		<b>2009</b>			<b>2010</b>	
	<b>QUARTERLY ASSESSMENT</b>	<b>\$990.12</b>			<b>\$987.28</b>	

RESERVES						
Item	Replacement Cost	Useful Life	Remaining Life	Estimated Fund Balance 12/31/2009	Amount To Be Funded	Annual Contribution
Resurface Roads & Parking	\$53,314	20	13	\$14,946	\$38,368	\$2,951
Replace Roof Bldg 1 (3910)	\$76,493	60	49	\$7,754	\$68,739	\$1,403
Replace Roof Bldg 2, 3, 4, 5, & 16	\$449,732	60	50	\$43,964	\$405,768	\$8,115
Replace Roof Bldg 6, 7, 8, 14 & 15	\$449,732	60	51	\$43,238	\$406,494	\$7,970
Replace Roof Bldg 10, 11 & 12	\$263,113	60	52	\$25,616	\$237,497	\$4,567
Replace Roof Bldg 9	\$76,493	60	53	\$7,354	\$69,139	\$1,305
Exterior Paint Bldgs 1, 2, 3, 4 & 5	\$61,589	7	4	\$15,530	\$46,059	\$11,515
Exterior Paint Bldgs 6, 7, 8, 14, 15 & 16	\$78,882	7	5	\$17,803	\$61,079	\$12,216
Exterior Paint Bldgs 9, 10, 11 & 12	\$49,824	7	6	\$7,118	\$42,706	\$7,118
Pool	\$8,131	10	1	\$7,137	\$994	\$994
<b>TOTAL</b>				<b>\$190,460</b>		<b>\$58,154</b>
Unallocated Reserve Interest				\$22,939		
<b>Total</b>	<b>\$1,567,303</b>			<b>\$213,399</b>	<b>\$1,376,843</b>	<b>\$58,154</b>