

## Belhaven TOA 2012 Approved Budget

Budget Approved 8/27/11

Income	Actual 1/10-12/10	Actual 8/10-7/11	Budget 8/11-7/12
HOA Assessments (\$165.00 & \$160.50per qtrX57 varied)		\$37,278.00	
HOA Assessments (\$165/4 x 57= 2010) \$160.50/4x57=2012	\$36,850.00		\$36,594.00
<b>Total Income</b>	<b>\$27,914.78</b>	<b>\$34,800.28</b>	<b>\$36,594.00</b>

Fixed Expenses	Actual 1/10-12/10	Actual 8/10-7/11	Budget 8/11-7/12
Fence	\$326.88	\$326.88	\$327.00
Grounds Maintenance - Contracted *(1)	\$17,023.36	\$16,720.00	\$16,720.00
Grounds Maintenance - Incidental *(2)	\$2,305.00	\$6,111.26	\$12,861.00
Irrigation Expense *(3)	\$2,027.11	\$50.00	\$50.00
Management Fees	\$1,900.00	\$1,800.00	\$1,800.00
Insurance	\$625.00	\$625.00	\$625.00
Electricity	\$1,756.58	\$1,636.55	\$1,719.00
Postage and Copies	\$600.80	\$464.50	\$480.00
Legal and Accounting	\$197.50	\$99.00	\$99.00
Taxes and Licenses	\$20.00	\$18.23	\$25.00
Meeting Expenses	\$50.00	\$50.00	\$50.00
Bank Charges	\$35.83	\$0.00	\$0.00
Office Supplies	\$0.00	\$50.95	\$0.00
<b>Subtotal fixed expenses</b>	<b>\$26,868.06</b>	<b>\$27,952.37</b>	<b>\$34,756.00</b>

<b>Difference between income and expenses</b>	<b>\$1,046.72</b>	<b>\$6,847.91</b>	<b>\$1,838.00</b>
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<b>Total Cash June 30, 2011</b>	<b>\$40,117.80</b>
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**NOTES:**

- \*(1) Includes weekly mowing, start up & shut down of irrigation, filter cleaning, weed removal.
- \*(2) 2010 had \$2,305.00 for a concrete V-pan; 2011 will have additional \$6,750 for sidewalk repair
- \*(3) Sprinkler heads, lines, etc.