

**GARDEN OAKS HOA
APPROVED BUDGET FOR 2010**

<u>DESCRIPTION</u>	<u>2009</u>	<u>BUDGET</u>	<u>2010</u>
OFFICE & ADMIN EXPENSE			
Insurance	20,000.00		21,000.00
Professional Fees-CPA	6,300.00		6,300.00
Legal Fees	15,000.00		15,000.00
Management	126,072.00		126,072.00
Licenses & Permits	400.00		500.00
Office Expenses / Supplies	4,000.00		5,000.00
Newsletter	1,000.00		500.00
Background Checks	1,500.00		0.00
Meetings	900.00		500.00
Postage & Mailing	2,500.00		3,800.00
Telephones	1,500.00		3,500.00
Taxes	2,000.00		7,000.00
Bad Debt	50,000.00		50,000.00
TOTAL OFFICE & ADMIN EXP	231,172.00		239,172.00
SPECIAL EVENTS			
Special Events	3,000.00		5,500.00
TOTAL SPECIAL EVENTS	3,000.00		5,500.00
UTILITIES			
F P & L	65,000.00		65,000.00
Water & Sewer	1,700.00		1,700.00
Comcast Cable Contract	150,130.00		150,130.00
TOTAL UTILITIES	216,830.00		216,830.00
SECURITY			
Security Contract (Wachenhut)	182,617.00		182,617.00
Gate (Front Entrance)	3,000.00		4,000.00
Office Alarm	405.00		1,000.00
TOTAL SECURITY	186,022.00		187,617.00
GROUNDS			
Tree Trimming	55,000.00		32,000.00
Landscape Contract/Insect Control	250,000.00		250,000.00
Pest Control Annual Contract	25,520.00		20,800.00
Landscape/Common Area	40,000.00		23,000.00
Irrigation	7,000.00		8,000.00
Lake Maintenance	3,000.00		3,000.00
Pump Repair/Replacement	5,000.00		30,700.00
Tennis Courts	100.00		300.00
Pressure Cleaning	3,500.00		1,500.00
Foreclosure Maintenance	7,500.00		7,500.00
TOTAL GROUNDS	396,620.00		376,800.00
POOL			
Pool Maintenance/Repairs	8,500.00		8,500.00
TOTAL POOL	8,500.00		8,500.00
REPAIRS & MAINTENANCE			
Repairs & Maintenance	10,000.00		10,000.00
Storm Drain Cleaning	11,000.00		0.00
TOTAL REPAIRS & MAINTENANCE	21,000.00		10,000.00
MISC EXPENSE			
Misc Expense	3,000.00		2,000.00
LR Planning Projects & Contingency	62,456.00		82,181.00
TOTAL MISC EXPENSE	65,456.00		84,181.00
TOTAL	\$ 1,128,600.00		\$ 1,128,600.00

Maintenance Assessment

\$675 per quarter

\$675 per quarter