

FROST CREEK HOA, INC.
BUDGET FOR DUES CALCULATION
AT 100% COMPLETION

	Category	Amount	Description
INCOME			
	Homeowners Dues	\$ 48,000.00	80 homes at \$600 per year
	Interest Income	\$ -	guestimate
	Miscellaneous Income	\$ -	guestimate
	TOTAL INCOME:	\$ 48,000.00	
EXPENSES:			
	Administrative:		
	Bank Charges	\$ -	Citizens Bank does not charge
	Copies and Postage	\$ 50.00	guestimate
	Management Fees	\$ 6,000.00	Level III NSC contract
	Miscellaneous	\$ 750.00	guestimate
	Total Administrative Costs:	\$ 6,800.00	
	Insurance:		
	Liability and Casualty	\$ 2,200.00	estimate (minimal structures)
	D & O	\$ 800.00	estimate
	Total Insurance Costs:	\$ 3,000.00	
	Private Gate:		
	Telephone	\$ 950.00	Based on other neighborhoods
	Repairs and Maintenance	\$ 1,250.00	estimate
	Total Gate Costs:	\$ 2,200.00	
	Maintenance Costs:		
	Mowing	\$ 18,000.00	\$400 per week for 30 weeks
	Landscaping	\$ 2,500.00	guestimate
	Entrance Repairs	\$ 550.00	guestimate
	Sprinkler Repairs	\$ 750.00	guestimate
	Total Maintenance Costs:	\$ 21,800.00	
	Miscellaneous Costs:		
	Social	\$ 750.00	optional
	Crime Watch & Dues	\$ -	optional
	Newsletter & Directory	\$ 250.00	optional
	Total Miscellaneous Costs:	\$ 1,000.00	
	Taxes:		
	Property Tax	\$ 200.00	estimate
	Income Tax	\$ -	should be zero
	Total Taxes:	\$ 200.00	

