

**SKYLERS COURT HOA, INC.**  
**DISCUSSION BUDGET - 100% COMPLETED**

	Category	Amount	Description
<b>INCOME</b>			
	Homeowners Dues	\$ 23,220.00	129 homes at \$180 per year
	Interest Income	\$ -	Assuming none in beginning
	Miscellaneous Income	\$ -	Assuming none
	<b>TOTAL INCOME:</b>	<b>\$ 23,220.00</b>	
<b>EXPENSES:</b>			
	<b>Administrative:</b>		
	Bank Charges	\$ -	Citizens Bank does not charge
	Copies and Postage	\$ 175.00	guestimate
	Management Fees	\$ 2,700.00	optional
	Miscellaneous	\$ 250.00	guestimate
	<b>Total Administrative Costs:</b>	<b>\$ 3,125.00</b>	
	<b>Insurance:</b>		
	Liability and Casualty	\$ 2,250.00	estimate (minimal structures)
	D & O	\$ 650.00	estimate
	<b>Total Insurance Costs:</b>	<b>\$ 2,900.00</b>	
	<b>Maintenance Costs:</b>		
	Mowing	\$ 7,500.00	\$250 per week for 30 weeks
	Landscaping	\$ 750.00	guestimate
	Pond Maintenance	\$ 1,500.00	Footnote (1)
	Entrance Repairs	\$ 250.00	guestimate
	Sprinkler Repairs	\$ 250.00	guestimate
	<b>Total Maintenance Costs:</b>	<b>\$ 10,250.00</b>	
	<b>Miscellaneous Costs:</b>		
	Social	\$ 500.00	optional
	Crime Watch & Dues	\$ -	optional
	Newsletter & Directory	\$ 250.00	optional
	<b>Total Miscellaneous Costs:</b>	<b>\$ 750.00</b>	
	<b>Taxes:</b>		
	Property Tax	\$ 195.00	estimate
	Income Tax	\$ -	should be zero
	<b>Total Taxes:</b>	<b>\$ 195.00</b>	
	<b>Utilities:</b>		
	Water	\$ 2,400.00	estimate
	Electric	\$ 450.00	estimate
	<b>Total Utilities:</b>	<b>\$ 2,850.00</b>	
	<b>TOTAL EXPENSES:</b>	<b>\$ 20,070.00</b>	

