

Newport Isles Property Owners Association, Inc.

Approved 2010 Budget

Based on 764 units - 550 SF Homes and 214 Townhomes

GL #			2009 Annual Approved	2010 Annual Approved	2010 Monthly Approved
Income					
1		Maintenance Fees - General Common Areas	1,301,853.51	1,347,687.40	112,307.28
2		Additional Income		-	-
3		Landscape "Entry" Maintenance Income		-	-
4		Lease Administration Fees		-	-
5		Maintenance Fees - Town homes	161,795.92	161,787.00	13,482.25
		Income Totals:	1,463,649.43	1,509,474.40	125,789.53
Expenses					
Administrative Expenses					
9010	6	Audit/Review	6,300.00	6,000.00	500.00
9095	7	Clubhouse Attendant(s)	10,000.00	10,692.00	891.00
9096	8	Corporate Annual Report	76.60	62.00	5.17
9072	9	Insurance - Buildings & Liability	21,269.51	21,216.00	1,768.00
9090	10	Insurance - BOD	3,100.00	3,100.00	258.33
9012	11	Legal Fees	20,000.00	30,000.00	2,500.00
9013	12	Legal / Violation Remedy	10,000.00	3,000.00	250.00
9075	13	License, Fees, Permits	410.00	530.00	44.17
9045	14	Meetings/Newsletters	4,060.00	3,000.00	250.00
9030	15	Office Supplies - General	9,000.00	7,000.00	583.33
9029	16	Office Supplies - Copy Machine	990.00	1,042.00	86.83
9031	17	Office Supplies - Postage	12,000.00	4,000.00	333.33
9032	18	Office Supplies - Postage Lease/Supplies	1,191.00	1,191.00	99.25
9015	19	Property Management	98,880.00	98,880.00	8,240.00
		Administrative Expense Totals:	197,277.11	189,713.00	15,809.42
Access Control					
7451	20	Cameras	300.00	300.00	25.00
7122	21	Clubhouse Alarm Monitoring	446.76	remove item	-
7450	22	Gate Maintenance - Repairs & Supplies	5,000.00	8,000.00	666.67
8213	23	Gatehouse Staff	171,510.00	153,102.00	12,758.50
		Access Control Totals:	177,256.76	161,402.00	13,450.17
Common Grounds					
7222	24	Irrigation Maintenance	9,000.00	9,000.00	750.00
7225	25	Irrigation Repairs	3,600.00	2,400.00	200.00
7234	26	Lakes, Wetlands, Preserve	75,000.00	remove item	-
7214	27	Landscape Maintenance	96,018.12	96,000.00	8,000.00
7219	28	Landscape, Tree Replacement & Extras	1,500.00	1,500.00	125.00
7416	29	Mulch	14,400.00	20,078.00	1,673.17
		Common Grounds Totals:	199,518.12	128,978.00	10,748.17
Facilities					
8229	30	Air Conditioning Maintenance	500.00	500.00	41.67
8000	31	Clubhouse Recreation Supplies	2,000.00	2,000.00	166.67
7221	32	Fire Extinguishers Maint & Repairs	54.95	50.00	4.17
7215	33	Fitness Equipment Maint & Repairs	1,272.00	700.00	58.33
7413	34	Golf Cart Maintenance	-	remove item	-
7210	35	Janitorial Services	10,108.80	10,109.00	842.42
7311	36	Janitorial Supplies	2,100.00	1,600.00	133.33
8410	37	Maintenance Services	15,000.00	10,530.00	877.50
8314	38	Maintenance Supplies for repair or replace	500.00	5,000.00	416.67
8231	39	Mats	730.42	1,075.00	89.58
8238	40	Pest Control (Clubhouse, Guardhouse & Cabana)	630.00	510.00	42.50
7220	41	Pool Maintenance (Clubhouse & Cabana)	16,000.00	14,000.00	1,166.67
9077	42	Real Estate Tax (Clubhouse)	4,718.57	1,559.00	129.92
		Facilities Totals:	53,614.74	47,633.00	3,969.42
Other					
9093	43	Contingency	9,900.00	9,000.00	750.00
7218	44	Landscape "Entry" Maintenance SFH	10,000.00	15,000.00	1,250.00
7500	45	Hurricane Clean up \ Repair	10,000.00	10,000.00	833.33
7350	46	Website	1,599.95	800.00	66.67
47		Capital Improvements	-	14,922.00	1,243.50
9820	48	Bad Debt	236,150.00	320,400.00	26,700.00
		Other Totals:	267,649.95	370,122.00	30,843.50

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			Reserves			
9742	49		Painting Bldg's, Pools, Cleaning Roofs	7,200.00	7,200.00	600.00
			Reserves Totals:	7,200.00	7,200.00	600.00
			Utilities			
7227	50		Cable Television	329,406.24	374,630.00	31,219.17
8116	51		Trash Pickup	2,230.59	2,309.40	192.45
7110	52		Electricity	50,000.00	50,000.00	4,166.67
7121	53		Telephone/Internet	5,700.00	5,700.00	475.00
7112	54		Water & Sewer	12,000.00	10,000.00	833.33
			Utilities Totals:	399,336.83	442,639.40	36,886.62
			TOTAL COMMON EXPENSES	1,301,853.51	1,347,687.40	112,307.28
			Town Home			
			Town Home Grounds			
8222	55		Irrigation Maintenance TH	6,000.00	6,000.00	500.00
8223	56		Irrigation Repairs TH	1,300.00	9,000.00	750.00
8153	57		Landscape Maintenance TH	83,170.92	81,000.00	6,750.00
8217	58		Landscape Replacement & Extras - TH	22,875.00	6,922.72	576.89
8214	59		Mulch - TH	11,200.00	15,614.28	1,301.19
8212	60		Pest Control TH	8,250.00	8,250.00	687.50
			Town Home Grounds Totals:	132,795.92	126,787.00	10,565.58
			Town Home Reserves			
9743	61		Painting & Roof Cleaning	29,000.00	35,000.00	2,916.67
			Town Home Reserves Totals:	29,000.00	35,000.00	2,916.67
	62		TOTAL TOWN HOME ONLY EXPENSES	161,795.92	161,787.00	13,482.25
	63		TOTAL TOWN HOME & COMMON EXPENSES	1,463,649.43	1,509,474.40	125,789.53
			ASSESSMENT SUMMARY	2009 Annual Approved	2010 Annual Approved	2010 Monthly Approved
			SINGLE FAMILY	1,704.00	1,763.99	147.00
			TOWN HOMES	2,460.05	2,520.00	210.00