

GOVERNORS VILLAGE POA									
2006 - 11 OPERATING BUDGET									
	2006	2007	2008	2009	2010	Actual	Projected	2011	Notes
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	8/31/10	12/31/2010	BUDGET	
INCOME: (increase)	0	30	80	70	20			0	
Assessment per Home	780	810	890	960	980	980	980	980	
Number of Single Family Homes	295	315	328	345	345	344	344	344	#1
41010 Homeowner Assessments	224,552	251,443	298,277	330,072	338,100	336,169	336,169	337,120	
41020 Developer /Bldr Assessments	6,240	2,488	1,780	0	0			0	
41026 Apartment Assess. 40 homes	20,772	21,538	29,150	30,608	30,789	30,789	30,789	30,860	
41049 Assessment Penalties	2,755	1,160	1,882	1,411	1,800	1,886	2,000	2,000	
41050 Operating Account Interest	5,566	10,802	120	0	0	61	65	0	
41051 Reserve Account Interest	1,223	6,946	5,436	5,088	0	2,361	2,500	0	
41052 Paint Fund Interest	6	83	55	5	0	2	2	0	
41060 Clubhouse/Pool Rentals				235	205	345	345	250	
41062 Recreation Keys Sold				230	230	175	175	200	
41064 Pool Guest Fees	45	240	560	0	500	0	0	0	
41067 Social Event Fees				550	500	136	136	0	
41071 Legal Fees Reimbursed	4,513	-261	2,117	2,370	5,000	250	250	1,000	see 57100
41073 Collection Fees Reimbursed	440	380	2,176	610	800	775	800	800	see 57103
41090 Other Income (Builder Fees etc.)	9,000	9,925	3,140	3,175	700	275	675	300	#2
# of Townhomes (annual avg.)	84	84	106	130	143	140.7	143	157	
41098 Townhomes	65,520	67,830	94,670	125,189	140,140	92,442	140,140	153,860	
41099 Developer Reimbursement (signs)	-	0	10,215	0	0	0	0	0	
TOTAL INCOME:	340,632	372,574	449,578	499,543	518,764	465,666	514,046	526,390	
EXPENSES:									
UTILITIES									
51000 Electricity	24,194	34,483	38610	39,243	40,000	25,217	38,000	40,000	
51100 Gas	143	240	210	222	300	166	300	325	
51200 Water	9,893	18,704	10590	17,392	13,500	9,518	19,500	19,500	
51300 Trash Removal	370	0	625	378	500	360	500	500	
51400 Telephone	532	1,211	1,520	1,512	1,750	1,008	1,600	1,800	
TOTAL UTILITIES:	35,132	54,638	51,555	58,747	56,050	36,269	59,900	62,125	
GROUNDS & MAINTENANCE									
52200 Water Control & Repairs	2,400	2,500	2,030	1,820	8,000	8,354	8,354	6,000	#3
52500 Building Maintenance	30	0	0	16	0	0	0	0	
52800 Painting and Powerwash	1,035	217	0	0	1,000	1,135	1,135	1,200	
52900 Miscellaneous Bldg (Parks)	See below	0	0	0					
53000 Grounds Maintenance Contract	62,000	65,717	84,461	93,183	92,000	61,843	91,152	93,600	
53001 Cluster/Villas Grounds (Townes)	0	7,080	7,488	2,596	0	0	0	0	#4
53100 Grounds Extra	25,996	34,032	18,978	27,258	11,500	5,867	12,500	12,600	#5
53101 Mulch/Pinestraw	na	na	23,108	18,231	19,000	16,073	18,000	20,000	
53102 Flowers	na	na	9,083	9,770	11,000	5,140	11,000	11,500	
53200 Parking/Streets/Signs	1,106	2,347	1,102	2,583	1,800	1,874	2,200	2,200	
53300 Extermination	75	286	0	180	400	300	400	500	
53400 Lighting Repair & Maintenance	132	280	634	624	500	395	600	550	
53500 Lake Maintenance	0	125	468	2,657	7,000	748	7,000	10,000	#6
53600 Fence Repairs	0	0	957	255	800	390	690	900	
53700 Irrigation Repairs (2010 & after)	0	0	0	0	0	1,805	2,000	2,000	
53800 Entrance Maint. (w/ Irrig. pre 2010)	3,087	1,872	4,073	3,466	3,500	1,484	1,600	1,800	
53900 Tree Removal	9,865	5,490	7,875	5,525	5,000	2,490	5,000	5,000	
TOTAL GROUNDS:	105,726	119,946	160,257	168,164	161,500	107,897	161,631	167,850	
COMMITTEES:									
54000 Communications	140	0	0	0	1,000	0	350	1,000	
54200 Recreation	0	332	0	107	2,100	371	800	2,200	
54400 Pool & Youth(Coke machine at Pool)	191	0	61	385	350	471	471	500	
54500 Social	4,935	6,304	6,270	5,184	8,000	6,315	8,000	7,000	
54600 Community Action	0	189		424	250	0	0	250	
54700 Facilities & Grounds	267	0		0	0	0	0	0	
54800 Architectural Control	300	0		0	0	0	0	0	
TOTAL COMMITTEES:	5,833	6,825	6,331	6,100	11,700	7,157	9,621	10,950	

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		2006	2007	2008	2009	2010	Actual	Projected	2011	Notes
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	8/31/10	12/31/2010	BUDGET	
RECREATION										
55100	Pool Chemicals/Supplies	4,009	1,203	1,174	2,090	1,700	871	1,200	1,700	
55200	Pool Repairs	5,685	4,758	5,674	3,449	3,000	611	1,100	2,500	
55300	Pool Maintenance Contract	34,102	26,705	28,090	29,996	31,200	20,671	24,318	25,048	
55400	Cabana Maintenance	2,835	3,350	1,269	1,649	1,800	1,327	1,600	1,800	
55500	Tennis Court Maintenance	(1,170)	126	502	603	600	28	628	750	
55601	Special Projects -- Stop Signs, etc.	14,845	206	0	277	600	399	600	600	
55700	Playground Maintenance	304	860	1,186	1,108	1,050	1,446	1,650	1,500	
56000	Social & Recreation	-	195	110	0	0	0	0	0	
56100	Furniture & Equipment	3,486	5,352	0	1,176	2,900	2,051	2,500	2,500	
56200	Licenses & Permits	-	242	175	175	250	243	243	300	
	TOTAL RECREATION:	64,096	42,997	38,180	40,523	43,100	27,646	33,839	36,698	
ADMINISTRATION										
57100	Legal/Collection	5,914	4,481	2,078	3,244	5,000	250	1,000	1,100	see 41071
57103	Other Collections	535	500	1,370	720	800	785	900	900	see 41073
57200	Legal	1,563	4,250	10,988	2,952	5,000	2,240	4,500	5,000	
57300	Audit/Tax Preparation	1,605	1,685	3,100	3,225	3,225	3,225	3,225	3,400	
57400	Management Fees	36,000	37,938	41,783	43,851	46,262	30,366	46,262	46,260	#7
57500	Other Professional Fees	10,710	3,559	5,357	4,437	5,000	2,338	4,000	5,000	
57600	Printing, Postage & Supplies	6,622	6,895	6,327	5,931	7,500	3,697	7,500	8,000	
57800	Meeting Expenses	483	584	1,479	1,658	1,500	1,095	2,000	2,200	
58000	Miscellaneous	30	100	30	0	0	0	0	0	
	TOTAL GEN. & ADMIN.:	63,462	59,992	72,512	66,018	74,287	43,996	69,387	71,860	
OTHER										
58808	Prior Year Expenses	-	0	0	5,000	0	0	0	0	
59000	Insurance Premiums	4,601	6,429	12,771	1,703	7,600	5,960	7,700	7,900	#8
59100	Insurance Claims	-	0	0	582	0	-582	-582	0	#9
59200	Taxes	-	0	5,128	0	0	0	0	0	
59300	Contingency	443	0	0	0	1,027	0	0	1,507	
59400	Transfer to Reserves	26,223	26,946	62,036	63,988	61,300	36,854	63,800	65,000	
	Loan Principal Pay Down	7,000	28,644	24,705	27,686	28,000	19,362	29,181	30,000	
59500	Loan Interest	14,420	29,513	25,161	23,295	23,000	14,625	21,800	21,000	
59600	Paint Fund	1,006	5,482	1,055	1,005	1,200	1,202	1,205	1,500	
59900	Vandalism	-	0	1,096	0	0	0	0	0	
59700	New Landscaping / Capitol Imp.	2,012	0	0	26,297	50,000	18,495	50,000	50,000	
	TOTAL OTHER:	55,705	97,014	131,952	149,557	172,127	95,916	173,104	176,907	
	TOTAL EXPENSES:	329,954	381,412	460,787	489,109	518,764	318,881	507,482	526,390	
	INCOME LESS EXPENSES	10,678	-8,838	-11,209	10,434	0	146,784	6,564	0	
Less	Parks & Other Sp Proj Exp	\$60,681	\$371,348	\$100,762	\$5,000	\$0	\$0	\$0	\$0	
NOTES										
#1	The correct # of single family homes for 2009 and after is 344.									
#2	The builders fee was changed in 2010 for townhomes from \$300 per home to \$300 per building.									
#3	Water Control 2010 -- Drainage adjacent to Governors Drive \$7,500 + other miscellaneous items.									
#4	Cluster/Villas Townhomes -- Through April 2009 the POA provided a subsidy to the townhomes to provide for maintenance of POA common area within the the townhomes. Those services are now included in the POA contract.									
#5	Grounds Extra for each year Includes:							2010	2011	
	Neighborhood Enhancement							\$8,270	\$8,450	
	Miscellaneous Expenses such as doggie stations, treat fire ants in parks, etc.							\$3,230	\$4,150	
	TOTAL Grounds Extra							\$ 11,500	\$ 12,600	
#6	Lake Maintenance -- 2010 and beyond -- at least \$2K per year into a reserve fund for dredging.									
#7	Management Fee for 2006 to 2010 is based on the increasing number of homes in the community. Fee for 2011 is fixed at 2010 level.									
#8	Insurance. The entire fee for 2009 was paid in Dec. 2008 -- \$7,400. In Dec. 2009 the POA paid one-ninth of 2010 fee.									
#9	Insurance Claims. The POA was reimbursed in 2010 for an incident that occurred in 2009.									