

**The Farms at Longleaf
Budget (January - December , 2010)**

HOA Fee **\$135**

Balance
-\$340

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Number of Lots	48	48	48	48	48	48	48	48	48	48	48	48	48
Monthly Fee per Lot	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620
Insurance Accrual for 2011	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$244
Operating Expense for 2010	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$1,376
Income													
Annual Interest on Reserves	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Total Income													\$78,360 Total Annual

General Operating Expense Budget for 2009

HOA Insurance

Amenity Fire & Hazard	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$5,500
Amenity Wind & Hail	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Liability	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$5,000
														\$11,700 Sub Total
														ANNUAL

Maintenance & Enhancements

Trash Pickup														\$10,000
Equine Area Mx	\$125	\$125	\$125	\$250	\$250	\$250	\$500	\$500	\$250	\$250	\$125	\$125	\$125	\$2,875
HOA Grounds Mx	\$200	\$200	\$200	\$400	\$400	\$400	\$600	\$600	\$600	\$400	\$200	\$200	\$200	\$4,400
Road Grounds Mx			\$250		\$500		\$500		\$500		\$250			\$2,000
Road Mx			\$1,500			\$1,500			\$1,500			\$1,500		\$6,000
Maid Services	\$50	\$50	\$75	\$75	\$100	\$100	\$100	\$100	\$75	\$75	\$50	\$50	\$50	\$900
Footing Mx	\$25	\$25	\$50	\$75	\$125	\$125	\$125	\$125	\$75	\$75	\$25	\$25	\$25	\$875
Trail Mx				500			500			500				\$1,500
Pond Mx				\$200					\$200					\$400
Sprinkler System Mx				\$135			\$135							\$270
Power wash / Exterior Cleaning			\$350							\$350				\$700
Fire Fighting Station Mx												\$250		\$250
														\$30,170 Sub Total
														ANNUAL

Operating Expenses

Pest Termites	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$750
Electricity (incl water)	\$1,200	\$1,200	\$1,400	\$1,400	\$1,700	\$1,700	\$2,100	\$2,100	\$1,700	\$1,400	\$1,200	\$1,200	\$1,200	\$18,300
Electricity (security lighting)	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Cable	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$960
Phone	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$420
Gate	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
HOA Management	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Property taxes on common area	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
General Expenses (Misc)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Reserve Fund for Future expenses	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$5,000 Reserves
														\$36,830 Sub Total
														ANNUAL
Total	\$4,119	\$4,119	\$6,469	\$5,554	\$5,594	\$6,594	\$7,079	\$5,944	\$7,419	\$5,569	\$4,369	\$5,869	\$5,869	\$78,700 ANNUAL TOTAL