

<b>Briarwood Property Owners Association INC</b>					
<b>Proposed Budget for Fiscal Year January 1, 2010 to December 31, 2010</b>					
			<b>Adopted Budget 2009</b>	<b>Projected Actual for 2009</b>	<b>Preliminary Budget for 2010</b>
<b>Revenue</b>			<b>\$768/year</b>	<b>\$768/year</b>	<b>864/yr</b>
Maintenance Assessments			<b>\$423,168.00</b>	<b>\$423,168.00</b>	<b>\$475,200.00</b>
<b>Other Income</b>					
Interest earned			\$1,000.00	\$1,000.00	\$1,000.00
Application Fees			\$98,000.00	\$110,000.00	\$110,000.00
ReSale Fees Application Fees			\$1,200.00	\$1,500.00	\$1,500.00
ReSale Fees : estoppel			\$1,200.00	\$1,500.00	\$1,500.00
<b>Developer Subsidy</b>			\$29,578.00	\$0	\$0
<b>Total</b>			\$130,978.00	\$114,000.00	\$114,000.00
<b>Total Revenue</b>					
			<b>\$554,146.00</b>	<b>\$537,168.00</b>	<b>\$589,200.00</b>
<b>Operating Expenses</b>					
Accounting			\$20,000.00	\$8,000.00	\$0.00
Federal Taxes			\$200.00	\$0.00	\$200.00
Fees & Licenses			\$2,500.00	\$1,734.00	\$2,000.00
Insurance			\$12,500.00	\$12,215.00	\$13,000.00
Office/Postage/Administration			\$1,500.00	\$2,085.00	\$5,000.00
Legal Fees			\$4,000.00	\$6,819.00	\$6,000.00
CPA			\$2,500.00	\$2,500.00	\$3,200.00
Computer Support			\$3,000.00	\$700.00	\$2,500.00
Management, P/R, Benefits			\$30,000.00	\$42,000.00	\$67,465.00
Tax Return Prep			\$350.00	\$350.00	\$500.00
<b>Subtotal</b>			\$76,550.00	\$76,403.00	\$99,865.00
<b>Building</b>					
Holiday Decorations			\$2,000.00	\$2,500.00	\$3,000.00
Gate Maintenance			\$8,000.00	\$1,747.00	\$2,000.00
Repairs			\$20,000.00	\$8,700.00	\$20,000.00
Cleaning Fees			\$3,816.00	\$4,475.00	\$5,000.00
Pool Maintenance			\$10,200.00	\$4,755.00	\$9,600.00
Pool Repairs			\$5,000.00	\$5,248.00	\$5,500.00
Pool Propane			\$11,000.00	\$8,000.00	\$10,000.00
Security			\$260,000.00	\$266,000.00	\$270,000.00
Telephone and Data Lines			\$8,400.00	\$7,200.00	\$7,500.00
Trash Removal			\$360.00	\$460.00	\$360.00
Activities/Event planing			\$0.00	\$3,000.00	\$6,000.00
<b>Subtotal</b>			\$328,776.00	\$312,085.00	\$338,960.00
<b>Grounds</b>					
Fertilizer/Pest Control			\$3,160.00	\$470.00	\$3,000.00
Irrigation Maintenance			\$9,000.00	\$10,011.00	\$8,000.00
Lake/Preserve Maintenance			\$24,000.00	\$14,964.00	\$20,000.00
Landscape Maintenance			\$48,000.00	\$51,340.00	\$56,400.00
Landscape Plants/Mulch			\$24,000.00	\$20,660.00	\$24,000.00

Fountain Repair/Replace		\$3,000.00	\$0.00	\$3,000.00
<b>Subtotal</b>		\$111,160.00	\$97,445.00	\$114,400.00
<b>Electricity</b>				
Street Lights		\$11,000.00	\$10,800.00	\$11,000.00
Clubhouse		\$8,000.00	\$9,500.00	\$9,500.00
Entrance Radio Road Pump		\$0.00	\$2,200.00	\$2,200.00
Livingston Road Gatehouse		\$800.00	\$1,700.00	\$1,700.00
Radio Road Guardhouse		\$500.00	\$400.00	\$400.00
Vintage Lane		\$100.00	\$125.00	\$125.00
Livingston Gate		\$2,200.00	\$1,600.00	\$1,600.00
Crossfield Gate		\$110.00	\$200.00	\$200.00
Tivoli Ct Irrigation		\$0.00	\$4,500.00	\$4,500.00
Tivoli Fountain		\$2,100.00	\$1,600.00	\$1,600.00
Tivoli Dr Street Lights		\$2,000.00	\$1,300.00	\$1,300.00
<b>Subtotal</b>		\$26,810.00	\$33,925.00	\$34,125.00
<b>Utilities</b>				
Livingston Road Gatehouse		\$850.00	\$615.00	\$600.00
Clubhouse		\$7,500.00	\$2,700.00	\$1,000.00
Radio Rd Gatehouse		\$2,500.00	\$265.00	\$250.00
<b>Subtotal</b>		\$10,850.00	\$3,580.00	\$1,850.00
<b>Total Expenses</b>				
		\$554,146.00	\$523,438.00	\$589,200.00
<b>Net Income</b>		\$0.00	\$13,730.00	\$0.00
<b>Prior Year Carry Forward</b>		\$0.00	\$0.00	\$13,730.00
<b>Net Income Carry Forward</b>		\$0.00	\$13,730.00	\$13,730.00
<b>Capital</b>				
<b>Capital Contribution Fee Revenue</b>				
Capital Contribution fees		\$13,000.00	\$16,000.00	\$20,000.00
<b>TOTAL</b>		\$13,000.00	\$16,000.00	\$20,000.00
<b>Capital Improvements Expenses</b>				
Clubhouse		\$5,000.00	\$1,500.00	\$12,000.00
Pool Furniture		\$5,000.00	\$2,000.00	\$5,000.00
Rec Center Equip		\$3,000.00	\$800.00	\$3,000.00
<b>TOTAL</b>		\$13,000.00	\$4,300.00	\$20,000.00
<b>Net Capital</b>				
		<b>\$0.00</b>	<b>\$11,700.00</b>	<b>\$0.00</b>
<b>Annual per unit</b>				
		\$768.00	\$768.00	\$864.00
<b>Paid Quarterly</b>		\$192.00	\$192.00	\$216.00
<b>Paid monthly</b>		\$64.00	\$64.00	\$72.00