

MNWHOA 2011 BUDGET

	2006	2007	2008	2009	2010	2010	2011	
	Actual	Actual	Actual	Actual	Budget	Estimate	Budget	Comments
Revenues								
Combined Assessment	727,000	727,000	762,000	779,000	762,000	780,000	772,000	1965 Homes @ 400 X .95 plus 25,000 prior year collections
Community Center Grandfathered Dues	24,000	26,000	23,000	26,000	20,000	21,000	20,000	40+ @ 500 and @ 350 senior- assume partial drop-off
Community Center Rental Fees	30,000	42,000	37,000	21,000	20,000	25,000	20,000	Club - 15000, no Apt, Pool rental - 5,000, Tennis pro 5,000
Swim Team Registration								
Snack Bar and Vending Revenue	6,000	4,000	4,000	5,000	5,000	9,000	5,000	~ Breakeven pricing including labor
Penalty & Interest								
Interest Income	27,000	33,000	34,000	1,000	2,000		1,000	>\$300K average balance, ~ .25 % rate
Collection and Legal Cost Reimbursements	22,000	15,000	20,000	19,000	15,000	22,000	20,000	Collections of old receivables
Force Mow Reimbursements								
Refinancing Fees								
Transfer Fees	3,000	8,000	12,000	12,000	10,000	10,000	10,000	
Misc Other Income	7,000	30,000	3,000	14,000	3,000	47,000	5,000	2007 - 28,000 ins proceeds / 2009 & 2010 are primarily TX sales tax reimbursement
ST Revenues	846000	885,000	895,000	877000	837000	914000	853000	
Maint Fund - Estimate	447,000	442,000	460,000	459,000	427,000	458,000	429000	\$196 *1.08 assesement / 53% interest and collection old receivables / transfer fees
Community Center - Estimate	399,000	443,000	435,000	418000	410,000	456000	424000	\$175 *1.08 assesement / grandfathered fees / rentals / snack bar / access cards
	846,000	885,000	895,000	877,000	837,000	914,000	853000	
Expenses								
Utilities- common area								
Electricity	7,000	6,000	5,000	4,000	5,000	5,000	5,000	Flat / includes street lights
Water/Sewer	4,000	2,000	9,000	7,000	5,000	6,000	6,000	Actuals include communnity center
ST Utilities	11,000	8,000	14,000	11,000	10,000	11,000	11,000	
		0						
Security	203,000	214,000	224,000	228,000	210,000	210,000	218,000	4.0 % increase / keep staffing levels constant
								Plus 1000 annual miscellaneous
Administration								
Management Company Fees	47,000	47,000	53,000	53,000	53,000	53,000	53,000	Std Contract \$4107 / month / same contact as last year/ plus 4,000 misc
Insurance - D&O / est maint only	6,000	10,000	12,000	20,000	24,000	13,000	14,000	D&O - reduced coverage levels / 10% rate increase over 2010 actual
Audit & Tax Return Preparation	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
Taxes	3,000	7,000	3,000	3,000		1,000		501 c 3 status complete / ongoing work with IRS
Collection Fees	11,000	14,000	5,000	6,000	10,000	8,000	10,000	Mgt Company collection letters / postage / etc.
Misc. Expenses	9,000	14,000	2,000	5,000	5,000	2,000	3,000	Includes postage, bank fees, dues, website, etc.
Contingency			0					Optional
ST Administration	80,000	96,000	79,000	91,000	96,000	81,000	84,000	
Legal								
Legal / Deed Restrictions	50,000	8,000	19,000	4,000	15,000	7,000	10,000	TBD
Legal / Collections	17,000	29,000	20,000	24,000	25,000	22,000	25,000	Continued high collection costs
Legal / Other	4,000	2,000	1,000	2,000	5,000	3,000	3,000	Other
ST Legal	71,000	39,000	40,000	30,000	45,000	32,000	38,000	
Maintenance								
Landscape Contract	50,000	50,000	62,000	52,000	52,000	39,000	50,000	Brookway - flat contract (3229 / month) + ~ \$10,000 plants, misc repairs, etc.
Misc. Grounds Maintenance	21,000	19,000	15,000	11,000	20,000	15,000	15,000	Bid work maint / Trim CF trees / Cul de Sacs etc. (does not assume major upgrade of CF)
Entrance Improvements	8,000	4,000	5,000	7,000	10,000		10,000	Bid work - light replacement / signage / cleaning / especially CF South etc.
Sprinkler Repairs			2,000	7,000	5,000	10,000	10,000	More sprinklers to maintain - partially included in landscape contract
Vacant Lot Maintenance								Mowing for Fraud Homes - included in misc grounds maint
Pest Control	10,000	11,000	12,000	7,000	10,000	14,000	14,000	TBD Keep up increased coverage / West Nile
Miscellaneous		15,000	6,000		2,000		2,000	Signs, Mileage reimbursement, etc.
Contingency - Hurricane			43,000					Special trash pick-up, additional work on medians, Cul de sacs and entrance repairs
ST Maintenance	89,000	99,000	145,000	84,000	99,000	78,000	101,000	
Total All Maintenance Fund Expenses	454000	456,000	502,000	444000	460000	412000	452000	

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	2006	2007	2008	2009	2010	2010	2011	
	Actual	Actual	Actual	Actual	Budget	Estimate	Budget	Comments
Pool								
Operations, Chemicals	69,000	58,000	73,000	75,000	75,000	76,000	75,000	Contract - will tender for bid but assume ~ flat / minimum wage increase last year
Repairs			18,000	24,000	15,000	15,000	15,000	No major renovation / covers minor repairs to pool / pumps etc.
Snack Bar	7,000	6,000	5,000	5,000	5,000	6,000	5,000	Break-even pricing for product and labor
Swim Team			3,000	2,000	5,000	12,000	15,000	(TBD)
Furniture / Accessories	1,000	3,000	1,000			1,000	1,000	Refurbishment / repairs only
Contingency								
ST Pool	77,000	67,000	100,000	106,000	100,000	110,000	111,000	
Tennis								
Court Repairs	13,000	18,000	18,000		10,000	10,000	10,000	2 courts resurfacing (#TBD), windscreens / nets / etc.
Furniture / Pavilion / Pro Shop				1,000	5,000	5,000	2,000	Additional furniture, Pro shop / Pavillion repairs
Operations		12,000	9,000	4,000	5,000	3,000	2,000	Tennis / Volunteer events
Contingency				230,000				2009 - Tennis area renovations
ST Tennis	13,000	30,000	27,000	235,000	20,000	18,000	14,000	
Fitness Center								
Repairs / Improvements	14,000	15,000	13,000	5,000	10,000	2,000	5,000	Safety and emergency repairs / TBD
New equipment	10,000	15,000	3,000	6,000	5,000		5,000	Replace one old cardio / subject to space limitations / TBD
Operations								
Contingency								
ST Fitness Center	24,000	30,000	16,000	11,000	15,000	2,000	10,000	
General Maintenance								Combined --->
General Maintenance - Ongoing	65,000	70,000	52,000	37,000	40,000	50,000	50,000	Flat - Std contract \$1200 / month = 14,000 + 36,000
Grounds Maintenance - Ongoing				12,000	19,000	23,000	23,000	Flat - Std contract \$1165 / month = 14,000/ + 9000
Janitorial Service								Included above
Pest Control								Included above
Contingency - Hurricane					8,000			Contingency - emergency repairs for A/C, structural, etc.
Annual prep and fix-up								Included above - Front door, breezeway, back pool shade area
Grounds One time fix-up								Special clean-up in maint above L 57 (combined billing)
ST General Maintenance	65,000	70,000	52,000	49,000	67,000	73,000	73,000	
Utilities								
Electricity	53,000	54,000	55,000	45,000	45,000	43,000	45,000	Reduced rate by changing long term contract
Gas	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Internet / Telephone	3,000	4,000	5,000	5,000	4,000	6,000	6,000	
TV - Cable	1,000	1,000	1,000	2,000	1,000	2,000	2,000	Rates / Enhanced package
Trash Service								Covered in Republic Trash Contract
Water	5,000	7,000	1,000	8,000	5,000	7,000	5,000	Actuals partially included in common area above L26
ST Utilities	63,000	67,000	63,000	61,000	56,000	59,000	59,000	
Supplies / Social								
Club			17,000	17,000	17,000	15,000	15,000	General - restrooms, cleaning supplies, etc.
Vending								Included in club supplies
Office			3,000	1,000	2,000	2,000	2,000	Combined membership and office - repairs - such as printer, copier
Social	12,000	10,000	13,000	15,000	16,000	9,000	15,000	Increased HOA activities - Easter, Memorial Day, July 4th, Labor Day, etc.
ST Supplies / Social	12,000	10,000	33,000	33,000	35,000	26,000	32,000	

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	2006	2007	2008	2009	2010	2010	2011	
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Administrative								
Payroll	35,000	37,000	40,000	42,000	37,000	39,000	39,000	Reflects baseline only / no support for new facilities
Benefits / PR Taxes								included above
Property Taxes								Nominal valuation
Long Term Planning	4,000		5,000		10,000		30,000	Develop Master Plan - TBD
Insurance - primarily community center	22,000	23,000	30,000	34,000	36,000	31,000	33,000	Policies reflect continued hurricane cost increases - est 5%
Access Cards	5,000	7,000						
Miscellaneous				10,000	1,000			Included in club supplies above
ST Administrative	66,000	67,000	75,000	86,000	84,000	70,000	102,000	
Total All Community Center Expenses	320000	341,000	366,000	581000	377000	358000	401000	
All Funds Expense Summary	774000	797,000	868,000	1025000	837000	770000	853000	
SUMMARY Revenues - Expenses	2006	2,007	2,008	2009	2010	2010	2011	
	Actual	Actual	Actual	Actual	Budget	Estimate	Budget	
	72000	88,000	27,000	-148000	0	144000	0	
Estimate Break-out of Funds								
Maint Fund	-7000	-14,000	-42,000	15000	-33000	46000	-23000	
Community Center	79000	102,000	69,000	-163000	33000	98000	23000	
TOTAL	72000	88,000	27,000	-148000	0	144000	0	