

WOODSTREAM HOME OWNERS ASSOCIATION (WHOA)

PROJECTED BUDGET – 2011

I.	2010 BALANCE SHEET CARRY-OVER (estimated)		\$7,666.15
II.	INCOME *		\$22,500.00
	* Member Dues (150 lots @ \$150.00/each)		
III.	EXPENSES		
	a. Property Taxes	\$4,604.75	
	b. Insurance	\$1,375.00	
	Fire & Extended Coverage	\$250.00	
	Liability	\$375.00	
	Directors & Officers	\$750.00	
	c. Reserve Maintenance	\$11,250.00	
	Lawn Service		
	Bushhogging		
	Cleaning		
	d. Entry Feature Maintenance	\$3,055.00	
	Water	\$1,130.00	
	Electric	\$200.00	
	Sprinkler Maintenance	\$1,300.00	
	Solar Lights	\$125.00	
	Plantings	\$300.00	
	e. General & Administrative	\$1,685.00	
	Bank Fees	\$50.00	
	Legal/Lien Fees	\$500.00	
	Postage/Mail	\$125.00	
	Web Site	\$110.00	
	Office Supplies	\$75.00	
	Post Office Box	\$75.00	
	Miscellaneous	\$50.00	
	Social Committee	\$700.00	
	f. Repairs & Maintenance	\$2,600.00	
	Trees (replace at least 2 per year)	\$600.00	
	Fence Painting**	\$2,000.00	
	PROJECTED INCOME 2011		\$30,166.15
	PROJECTED EXPENSES 2011	\$24,569.75	
	PROJECTED BANK BALANCE AT 12/31/2011		<u>\$5,596.40</u>

NOTE:

**** We will budget \$2000 per year for painting the front fence. WHOA painted the fence in Q4 2009 and project to paint the fence again in Q4 2012.**