

BLUE HERON BAY
2012 Final Approved Budget

	2011 BUDGET	2011 PROJECTED	PROPOSED 2012 BUDGET	PER UNIT/ PER YR	Per Unit/Per Qtr
INCOME:					
Operating Assessment	233,800	233,848	233,800	2,817	704
Reserve Assessment	49,000	49,000	49,000	590	148
Residential Purchaser Income	0	5,115	0	0	0
Interest Income	1,200	211	0	0	0
PRIOR YEAR SURPLUS	0	0	25,996	0	0
Late Fees	0	125	0	0	0
Application Fees	0	100	0	0	0
Misc. Income	0	124	0	0	0
FL PUBLIC UTILITIES REFUND	0	2,139	0	0	0
Total Income	284,000	290,662	308,796	3,407	852
ADMINISTRATIVE EXPENSES:					
Property Management	17,700	17,700	18,054	218	54
Professional (Legal, Acctg)	2,900	2,090	2,900	35	9
Office, Postage, Checks	1,800	2,161	1,800	22	5
Bristol File Storage Fee	200	120	120	1	0
Corporate Fee	100	61	62	1	0
Taxes	1,500	375	1,500	18	5
Insurance	4,100	3,892	4,000	48	12
Miscellaneous	1,200	1,545	1,200	14	4
Provision for Bad Debts	3,400	3,399	3,400	41	10
Total Administrative	32,900	31,342	33,036	398	100
OPERATING EXPENSES:					
<u>Common Area Maintenance</u>					
Miscellaneous Maintenance & Repairs	9,000	12,726	9,000	108	27
Landscape Maintenance	7,600	8,935	110,000	1,325	331
Pest Control-Ornamentals (monthly)	0	0	3,000	36	9
White Fly Treatments (4x year)	0	0	5,976	72	18
Annual Flowers	1,000	1,000	13,050	157	39
Palm Tree Pruning (weekly as needed)	0	0	6,071	73	
Fertilization - Front areas-Liquid (4x yr)	0	0	4,320	52	
Fertilization - Back - Liquid (4x yr)	0	0	8,800	106	
Flower Plant Replacement	2,000	2,866	2,000	24	6

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Fountain Maintenance	1,200	1,110	1,200	14	4
Fountain Repairs	2,000	3,962	2,000	24	6
Light Bulb Replacement/Fountain	100	25	100	1	0
Sprinkler/Irrigation Repair	4,000	4,167	4,000	48	12
Mulch	1,400	1,400	15,642	188	47
Accent Lighting Repair/Replacement	3,000	1,130	1,500	18	5
Total Common Area Maint.	31,300	37,321	186,659	2,249	504
Residential Maintenance:					
Residential Landscape Maintenance & Granular Fertilization	110,000	109,450	0	0	0
Annual Flowers-Winter only	20,100	20,100	0	0	0
Mulch	13,500	15,015	0	0	0
Roof Cleaning	0	0	11,205	135	34
Miscellaneous	1,200	6,171	1,794	22	5
Total Residential Maintenance	144,800	150,736	12,999	157	39
UTILITIES:					
Electricity/Fountain	2,400	2,375	2,400	29	7
Electricity/Residential	300	176	300	4	1
Water/Entrance	5,300	4,140	5,817	70	18
Water/Residential	6,000	3,517	6,585	79	20
Natural Gas/Street Lighting	12,000	9,887	12,000	145	36
Total Utilities	26,000	20,095	27,102	327	82
RESERVES:					
House Painting reserve	44,700	44,700	44,700	539	135
Road Paving reserve	4,300	4,300	4,300	52	13
RESERVE PURCHASER INCOME	0	0	0		
RESERVE INT INCOME	0	0	0		
Total Reserves	49,000	49,000	49,000	590	148
TOTAL EXPENSES:	284,000	288,494	308,796	3,720	872
Net Profit/(Loss)	0	2,168	0	0	0