

Gayton Glen Homeowners Association, Inc.

2010 Budget

	Class 1		Class 2		Class 3		Class 4	
	<i>Original connected townhomes</i>		<i>Timberly Waye Patio Homes</i>		<i>Stanton Way single family homes</i>		<i>Ryan connected townhomes</i>	
	43		18		26		88	
	<u>Total \$</u>	<u>\$/u/m</u>	<u>Total \$</u>	<u>\$/u/m</u>	<u>Total \$</u>	<u>\$/u/m</u>	<u>Total \$</u>	<u>\$/u/m</u>
2010 Assessments	59,535	\$ 115.38	34,382	\$159.18	33,966	\$ 108.86	112,882	\$106.90
Interest	80	0.15	33	0.15	48	0.15	163	0.15
Penalties	147	0.29	62	0.29	89	0.29	302	0.29
Late Charges	123	0.24	51	0.24	74	0.24	251	0.24
TOTAL Income	59,885	115.82	34,529	159.62	34,178	109.31	113,598	107.34
Acct/Audit	1,007	1.95	422	1.95	609	1.95	2,062	1.95
Insurance	501	0.97	210	0.97	303	0.97	1,026	0.97
Building Inspections					225	0.72		
Legal/Professional	574	1.11	984	4.56	369	1.18	2,173	2.06
Postage/Printing	885	1.71	370	1.71	535	1.71	1,810	1.71
Other Administrative	442	0.86	185	0.86	267	0.86	905	0.86
TOTAL Administrative	3,410	6.61	2,171	10.05	2,309	7.40	7,976	7.55
Electricity	418	0.81	175	0.81	253	0.81	855	0.81
TOTAL Utilities	419	0.50	170	0.50	255	0.50	856	0.50
Exterminating	737	1.43	603	2.79				
Lawn Maintenance	17,635	34.18	10,985	50.86	18,446	59.12	37,434	35.45
Management Fee Pd to H&L	4,739	9.18	1,984	9.18	2,865	9.18	9,698	9.18
Renovation project- Bk Loan	1,550	3.00	649	3.00	937	3.00	7,196	6.81
Trash Removal	4,934	9.56	2,065	9.56	2,983	9.56	10,098	9.56
TOTAL Contracted	29,595	57.35	16,286	75.40	25,232	80.87	64,424	61.01
General Building Rep.	11,110	21.53	6,850	31.71	-	-	5,050	4.78
Grounds Improvements	246	0.48	103	0.48	149	0.48	503	0.48
Grounds Special Project					1,100	3.53		
Roofing	2,500	4.84	500	2.31	-	-	2,000	1.89
Chimney (1 time repair)	1,025	1.99						
Snow Removal	737	1.43	309	1.43	446	1.43	1,509	1.43
Other Maintenance	1,198	2.32	2,076	9.61	1,359	4.36	4,116	3.90
a. Gutter cleaning	750	1.45	1,185	5.49	-	-	1,415	1.34
b. Tree maintenance	350	0.68	850	3.94	1,300	4.17	2,500	2.37
c. Street lights	98	0.19	41	0.19	59	0.19	201	0.19
TOTAL Maintenance	16,816	32.59	9,838	45.54	3,054	9.79	13,178	12.48
TOTAL Expenses	50,239	97.36	28,465	131.78	30,850	98.88	86,434	81.85
Pavement Reserve	4,275	8.29	1,790	8.29	2,585	8.29	8,750	8.29
Roof Reserve	4,142	8.03	3,760	17.41	-	-	15,900	15.06
Contingency	1,229	2.38	514	2.38	743	2.38	2,514	2.38
TOTAL Reserves	9,646	18.69	6,064	28.07	3,328	10.67	27,164	25.72
TOTAL Expenses & Res.	59,885	116.06	34,529	159.85	34,178	109.54	113,598	107.57
% Inc./Dec.		5.0%		3.4%		5.0%		5.0%