

# Shadowbrook at Town Center

## Annual Operating Budget for 2011

OPERATING EXPENSES	Per Year	Per Month	Unit/Month	% Budget
Administrative & General	\$ 17,725	\$ 1,477	\$ 8	6.5%
Insurance	\$ 2,260	\$ 188	\$ 1	0.8%
Legal	\$ 25,220	\$ 2,102	\$ 11	9.3%
Management Fee	\$ 25,776	\$ 2,148	\$ 11	9.5%
<b>Total General Expenses</b>	<b>\$ 70,981</b>	<b>\$ 5,915</b>	<b>\$ 31</b>	<b>26.2%</b>
Grounds Contract	\$ 54,000	\$ 4,500	\$ 24	19.9%
Seasonal Flowers & Pinestraw	\$ 26,426	\$ 2,202	\$ 12	9.7%
Common Element Maintenance/Repair	\$ 6,000	\$ 500	\$ 3	2.2%
<b>Total Grounds Expenses</b>	<b>\$ 86,426</b>	<b>\$ 7,202</b>	<b>\$ 38</b>	<b>31.9%</b>
Termite Bond	\$ 10,440	\$ 870	\$ 5	3.8%
<b>Total Building Maintenance &amp; Repair Expenses</b>	<b>\$ 10,440</b>	<b>\$ 870</b>	<b>\$ 5</b>	<b>3.8%</b>
Electricity	\$ 9,141	\$ 762	\$ 4	3.4%
Sanitation	\$ 32,562	\$ 2,714	\$ 14	12.0%
Water / Sewer	\$ 1,702	\$ 142	\$ 1	0.6%
<b>Total Utility Expenses</b>	<b>\$ 43,405</b>	<b>\$ 3,617</b>	<b>\$ 19</b>	<b>16.0%</b>
<b>Total Tax Expenses</b>	<b>\$ 70</b>	<b>\$ 6</b>	<b>\$ 0</b>	<b>0.0%</b>
<b>Total Capital Expenses</b>	<b>\$ 60,000</b>	<b>\$ 5,000</b>	<b>\$ 27</b>	<b>22.1%</b>
<b>TOTAL GROSS OPERATING &amp; CAPITAL EXPENSES</b>	<b>\$ 271,322</b>	<b>\$ 22,610</b>	<b>\$ 120</b>	<b>100.0%</b>
<b>TOTAL NET CASH REQUIRED FOR OPERATIONS</b>	<b>\$ 271,322</b>			<b>100.0%</b>

<b>Monthly Assessment</b>	<b>\$ -</b>
<b>Townhomes</b>	<b>\$ 130</b>
<b>Single Family</b>	<b>\$ 105</b>

*This budget, as established by the Board of Directors, is based on the number of projected paying units next year, accounting for any foreclosures and/or vacant units at the time of this budget preparation. Some reduction in services may have been or will be applicable to hold the assessments to as reasonable an amount as possible.*