

Chattahoochee Hills HOA, Inc.

Annual Operating Budget for 2013

OPERATING EXPENSES	Per Year	Per Month	Unit/Month	% Budget
Administrative & General	\$ 19,814	\$ 1,651	\$ 10	13.8%
Insurance	\$ 4,216	\$ 351	\$ 2	2.9%
Legal	\$ 1,870	\$ 156	\$ 1	1.3%
Total General Expenses	\$ 25,900	\$ 2,158	\$ 13	18.0%
Grounds Contract	\$ 42,000	\$ 3,500	\$ 22	29.2%
Grounds Maintenance	\$ 7,840	\$ 653	\$ 4	5.5%
Seasonal Flowers & Pinestraw	\$ 5,750	\$ 479	\$ 3	4.0%
Total Grounds Expenses	\$ 55,590	\$ 4,633	\$ 29	38.7%
General Recreation Area	\$ 11,345	\$ 945	\$ 6	7.9%
Pool Contract	\$ 4,200	\$ 350	\$ 2	2.9%
Total Recreation Expenses	\$ 15,545	\$ 1,295	\$ 8	10.8%
Building Maintenance / Repair	\$ 1,100	\$ 92	\$ 1	0.8%
Termite Bond	\$ 130	\$ 11	\$ 0	0.1%
Total Building Maintenance & Repair Expenses	\$ 1,230	\$ 103	\$ 1	0.9%
Electricity	\$ 7,345	\$ 612	\$ 4	5.1%
Water / Sewer	\$ 1,155	\$ 96	\$ 1	0.8%
Other Utilities	\$ 1,456	\$ 121	\$ 1	1.0%
Total Utility Expenses	\$ 9,956	\$ 830	\$ 5	6.9%
Total Tax Expenses	\$ 1,261	\$ 105	\$ 1	0.9%
Total Capital Expenses	\$ 42,500	\$ 3,542	\$ 22	29.6%
TOTAL GROSS OPERATING & CAPITAL EXPENSES	\$ 151,982	\$ 12,665	\$ 78	105.8%
Withdrawal from Reserve for Operating Expenses	\$ (52,000)			
Reserve Account Funding	\$ 43,680			
Total Other Cash Requirements	\$ (8,320)	\$ (693)	\$ (4)	-5.8%
TOTAL CASH REQUIRED FOR CURRENT OPERATIONS	\$ 143,662			100.0%

Base Fee	\$ 40
Townhome Owners' Additonal Fee	\$ 60
Townhome Owners' Total Fee Due	\$ 100

This budget, as established by the Board of Directors, is based on historical data and the number of projected paying units, not counting vacant homes and those in foreclosure, from which income may not be received during the upcoming year.

Total Annual Income from Association Fees	\$ 132,001	
Total Reserve Account Funding	\$ 43,680	33.1%