Enchanted Forest Property Owners Association
2010 Proposed Budget

	Proposed 2010	January	February	March	April	May	June	July	August	September	October	November	December
Income													
Interest from Savings	$ 1,500.00	All interest in earned is reinvested in Annuitu								$ 1,500.00			
Lot Sales													
Maintenance Fees (510@260+100@340)	$ 166,600.00	$ 1,500.00	$ 75,000.00	$ 65,000.00	$ 10,000.00	$ 2,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 4,500.00	$ 1,100.00	$ 1,000.00	$ 1,000.00
Activities	$ 2,000.00	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67
Other Income													
Internet	$ 7,200.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00
Line of Credit													
Total Income	**$ 175,800.00**	**$ 2,266.67**	**$ 75,766.67**	**$ 65,766.67**	**$ 10,766.67**	**$ 3,266.67**	**$ 2,266.67**	**$ 2,266.67**	**$ 2,766.67**	**$ 5,266.67**	**$ 1,866.67**	**$ 1,766.67**	**$ 1,766.67**
Expense													
EFPOA Administration													
Activities	$ 2,000.00	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67
Annual Election/Meeting	$ 200.00							$ 200.00					
Bank Fees													
Collection Fees													
Filing Fees	$ 500.00	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.66	$ 41.66	$ 41.66
Total Collection Fees													
Website Hosting	$ 150.00	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50
Internet	$ 5,820.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00	$ 485.00
Contributions/Other	$ 300.00	$ 100.00					$ 100.00						$ 100.00
Office Supplies	$ 1,000.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00
Postage	$ 1,500.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00
Printer Lease	$ 2,780.00	$ 231.66	$ 231.66	$ 231.66	$ 231.66	$ 231.67	$ 231.67	$ 231.67	$ 231.67	$ 231.67	$ 231.67	$ 231.67	$ 231.67
Total EFPOA Administration	**$ 14,250.00**												
Insurance													
Board D&O Policy	$ 1,400.00												$ 1,400.00
Workman Compensation	$ 3,800.00												$ 3,500.00
Propery & Liability	$ 5,000.00												$ 5,000.00
Total Insurance	**$ 10,200.00**												
Maintenance & Supplies													
Boats/Boathouse	$ 500.00					$ 125.00	$ 125.00	$ 125.00	$ 125.00				
Clubhouse	$ 5,000.00	$ 416.67	$ 416.66	$ 416.67	$ 416.67	$ 416.66	$ 416.67	$ 416.67	$ 416.66	$ 416.67	$ 416.67	$ 416.66	$ 416.67
Dumpster	$ 3,000.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00
Dumpster Day	$ 750.00							$ 750.00					
Equipment	$ 750.00	$ 145.83	$ 145.83	$ 145.84	$ 145.83	$ 145.83	$ 145.84	$ 145.83	$ 145.83	$ 145.84	$ 145.83	$ 145.83	$ 145.84
Gasoline	$ 200.00				$ 25.00	$ 25.00	$ 50.00	$ 50.00	$ 25.00	$ 25.00			
Grounds	$ 1,000.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00
Mgrs Office Expense/Other	$ 1,000.00	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34
Pool	$ 7,500.00					$ 1,875.00	$ 1,875.00	$ 1,875.00	$ 1,875.00				
Porta-Johns/Sanitation	$ 1,200.00					$ 300.00	$ 300.00	$ 300.00	$ 300.00				
Snow Removal	$ 2,500.00	$750.00	$750.00	$750.00									$ 250.00
Personal Vehicle Mileage	$ 1,200.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00
Total Maintenance & Supplies	**$ 24,600.00**												
Miscellaneous	$ 300.00	$ 100.00	$ 200.00										
Payroll Expenses													
Mangager's Salary	$ 43,251.00	$ 4,805.67	$ 3,203.78	$ 3,203.78	$ 3,203.78	$ 3,203.78	$ 4,805.67	$ 3,203.78	$ 3,203.78	$ 3,203.78	$ 3,203.78	$ 3,203.78	$ 4,805.67
Other Wages	$ 31,749.00	$ 1,750.00	$ 1,750.00	$ 1,750.00	$ 1,750.00	$ 4,500.00	$ 4,500.00	$ 4,500.00	$ 4,500.00	$ 1,750.00	$ 1,750.00	$ 1,749.00	$ 1,500.00
Mangager's Bonus ????													
Total Payroll Expenses	**$ 75,000.00**												
Payroll Taxes 5737.5													
FICA Taxes	$ 5,740.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 635.00	$ 635.00	$ 635.00	$ 635.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00
FUTA Taxes	$ 240.00				$ 80.00			$ 120.00			$ 40.00		
UA Taxes	$ 2,500.00				$ 800.00			$ 1,200.00			$ 250.00		
Total Payroll Taxes	**$ 8,480.00**												
Professional Fees													
Accounting	$5,000.00	$400.00	$400.00	$400.00	$600.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00
Legal													
Leins	$ 750.00	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50
General	$ 2,500.00	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33
Forclosures	$ 2,250.00	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50	$ 187.50
Total Legal	$ 5,500.00												
Lot Sales													
Total Professional Fees	**$ 10,500.00**												
Property taxes	$ 1,600.00		$ 800.00							$ 800.00			
Utilities													
Electric	$ 7,000.00	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33	$ 583.33
Propane	$ 22,000.00	$ 1,750.00	$ 1,750.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 4,000.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00
Cell phone	$ 420.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00	$ 35.00
Telephone	$ 1,000.00	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34	$ 83.33	$ 83.33	$ 83.34
Total Utilities	**$ 30,420.00**												
Line of Credit													
Total Expenses	**$175,350.00**	**$13,398.99**	**$12,597.09**	**$11,347.13**	**$11,702.10**	**$15,982.10**	**$18,209.03**	**$20,777.11**	**$15,982.10**	**$11,422.14**	**$10,887.10**	**$10,596.09**	**$ 22,699.02**
Net Ordinary Income	**$450.00**												
Capital Improvement/Maintenance	**$450.00**												