

Great Island Homeowners Association

GREAT ISLAND

- FAXED 9/4/02

	Full Occupancy 600 Homes		Phase One 215 Homes	
	Total		Total	
Per Home per Month	\$ 199		\$ 250	
REVENUES:				
Maintenance Assessments	1,432,818		644,933	
TOTAL REVENUES	1,432,818		644,933	
OPERATING EXPENSES:				
GENERAL AND ADMINISTRATIVE EXPENSES				
1 Management	64,800		23,220	
2 Insurance - Common	6,018		2,156	
3 Insurance - clubhouse	5,080		2,380	
4 Insurance Master policy, D&O,	15,500		6,425	
5 Accounting fees- audit, bank charges, Tax on Interest inc	3,200		1,460	
6 Legal fees- general, collections	3,000		1,000	
8 Office supplies, postage	10,000		4,000	
9 Telephone	6,000		4,200	
10 Property Taxes common space	15,000		5,000	
11 Miscellaneous	2,000		1,000	
12 Administrative payroll and activity director	165,000		125,000	
13 Personnel Benefits-Payroll Taxes, insurance, WC	29,700		22,500	
TOTAL GENERAL & ADMINISTRATIVE	325,298		198,341	
GROUNDS AND PROPERTY MAINTENANCE				
1 Lawn maintenance-clubhouse	76,000		45,000	
2 Irrigation system maintenance	15,000		5,000	
3 Irrigation system water	20,000		10,000	
4 Electricity	2,500		1,200	
5 General repairs and maintenance	5,000		2,000	
6 Snow removal streets/clubhouse	20,000		10,000	
7 Street sweeping	2,000		1,200	
8 Other grounds maintenance and enhancements	15,000		7,500	
9 Street lighting	10,000		4,000	
10 Trash removal	2,080		1,500	
TOTAL GROUNDS AND PROPERTY MAINTENANCE	167,580		87,400	
HOME MAINTENANCE				
1 Lawn maintenance	425,250		152,500	
2 Snow removal	198,000		70,950	
3 Trash removal	79,200		28,380	
TOTAL HOME MAINTENANCE	702,450		251,830	
CLUBHOUSE AND RECREATION AREAS				
CLUBHOUSE & RECREATION				
1 Utilities	40,000		20,000	
2 Cleaning	30,000		21,000	
3 Supplies-supplies, bulbs	5,000		3,500	
4 Cable and computers	2,500		1,750	
5 HVAC contract	2,400		1,680	
6 Misc repairs, maint & janitorial	17,000		8,200	
7 Pool contract	20,000		-	
8 Pool supplies, parts and repairs	6,000		-	
9 Alarm service	1,000		600	
10 Trash	2,000		1,000	
11 Courts maintenance	4,500		2,500	
12 Other recreation/activities expenses	10,000		10,000	
TOTAL CLUBHOUSE AND REC AREAS	140,400		70,230	
CONTINGENCY	50,000		21,000	
TOTAL EXPENSES	1,385,728		628,801	
RESERVES:				
REPLACEMENT - Common Areas	47,090		16,132	
TOTAL RESERVES	47,090		16,132	
TOTAL EXPENSES AND RESERVES	1,432,818		644,933	

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