

**FOREST BAY ASSOCIATION  
2010 Budget**

<b>Income</b>	<b>2010 Budget</b>	
Income from dues w/o garbage	8,424	
Income from dues w/garbage	132,160	
Income from gate assessment	-	
Allowance for uncollectables	(7,840)	
<b>Total Income</b>		<b>132,744</b>
<b>Amount Needed to be Reserved Based on Reserve Assumptions</b>		<b>30,000</b>
	<u>2010</u>	<u>Monthly</u>
Transfer to marina reserve	15,000	1,250.00
Transfer from marina reserve		
Transfer to road reserves	15,000	1,250.00
Transfer from road reserves		
Transfer to replacement reserve	-	
	Projected Reserve Amounts	
	12/31/2009	12/31/2010
General Operating Fund	11,000	11,000
Replacement reserve: must keep 10% of budget here	16,846	16,846
Capital reserve - marina	56,000	71,000
Road reserve	129,000	144,000
Construction bonds	3,000	3,000
Total projected cash in accounts	215,846	245,846
<b>Income less Reserve Allocations available for Budgeting</b>		<b>102,744</b>
<b>Operating Expenses</b>		
CPA accounting fees	11,820	
Office Supplies	400	
Postage	500	
Annual accounting review & tax fee	1,450	
Bank fees	300	
Legal Fees	3,000	
Insurance	6,000	
Utilities - electric	1,700	
Misc admin expense	100	
Storage unit rental	600	
Newsletter	200	
Form 1120 taxes	-	
Rubbish removal - 118 homes	22,363	
Telephone - Security Gate	420	
Web Site maintenance	615	
Total operating expenses		<b>(49,468)</b>
<b>Marina</b>		
Seawall repairs	-	
Electrical repairs	1,500	
Pond/Canal Weed Treatments	8,700	
Marina/beach maintenance	2,000	
Marina power wash, stain, rope repair	500	
Total marina expenses		<b>(12,700)</b>
<b>Beautification</b>		
Front entrance and common areas	3,200	
Lawn fertilization (TruGreen)	1,700	
Lawn Maintenance	15,000	
Mailbox Repairs	2,000	
Signs/maintenance	250	
Snow Removal	9,800	
Sprinkler Maintenance/Repair	1,500	
Street Repairs & Maintenance	2,500	
Tennis Court maintenance	830	
Security Gate	-	
Misc grounds maintenance	1,500	
Total beautification		<b>(38,280)</b>
<b>Social</b>		<b>(2,296)</b>
<b>Total expenses</b>		<b>(102,744)</b>
<b>Over/Under Available Budget Income</b>		<b>0</b>