

Longleaf Community Association Inc.		11/15/10	
Projected Operating Expenditures			
2011			
No yard maintenance for lots 58, 59, 61 unless the homeowner elects the voluntary maintenance		No Yard Maintenance	With Yard Maintenance
	2011	Cost Per	Cost Per
	Total Estimated	Month	Month
	Operating Costs	Per Lot	Per Lot
			2010 Budget
Administrative Expenses			
Management Fees (\$6.15/home/month from \$6)	\$ 40,369		\$ 39,384
Office expenses	9,500		7,500
Financial Statement Preparation (Audit)	7,500		7,500
Tax return fees	375		350
Legal Fees	2,000		2,000
Bad debt expense	3,000		1,000
Insurance	18,305		19,921
Annual report, miscellaneous	100		100
Subtotal Administrative Expenses for 547 lots	\$ 81,149	\$ 12.36	\$ 77,755
Front Yard Expenses			
Mowing services (\$34.00/mo vs \$35.50/mo)	\$ 221,952		\$ 231,744
Supplies & maintenance	30,464		43,520
Fertilization & pest control (error in 2009)	39,786		34,925
Irrigation system maintenance (test quarterly)	30,464		38,624
Subtotal Front Yard Maintenance for 544 lots	\$ 322,666		\$ 348,813
Common Area Expenses			
Mowing services	\$ 43,560		\$ 46,200
Supplies & maintenance	10,784		14,784
Tree maintenance & replacement	5,000		5,000
Fertilization & pest control	6,691		6,600
Irrigation maintenance	6,920		6,660
General maintenance	2,000		2,000
Miscellaneous expenses	308		26
Utilities	7,000		7,800
Fence, signage & road reserves	3,634		3,634
Subtotal Common Area Expenses for 547 lots	\$ 85,897	\$ 13.09	\$ 92,704
Amenity Expenses			
Termite contract - club house	\$ 200		\$ 200
Pest control - interior - club house	300		300
Pool maintenance contract	9,600		6,300
Pool repairs	14,000		5,000
Club house cleaning - \$65/clean twice/week	6,760		5,300
Key card maintenance	1,500		1,000
DSL, Telephone, CATV	2,500		2,400
Utilities - club house, pool	30,000		37,000
Amenity/Pool general maintenance	6,500		2,500
Licenses / fees	400		400
Amenity package reserves	5,528		5,528
Subtotal Amenity Expenses for 547 lots	\$ 77,288	\$ 11.77	\$ 65,928
Total Expenses At Completion	\$ 567,000		\$ 585,200
Total Dues At Build Out Per Month (Current Pricing)		\$ 37.22	\$ 86.65
Current Year Percentage Decrease:	-3.11%		
2011 Monthly Dues		\$ 37.22	\$ 86.65
2011 Quarterly dues		\$ 111.66	\$ 259.95
2011 Annual dues		\$ 446.64	\$ 1,039.80
Prior year monthly dues		\$ 36.01	\$ 89.45
Prior year quarterly dues		\$ 108.03	\$ 268.35
Prior year annual dues		\$ 432.12	\$ 1,073.40

**Longleaf
2011 Reserve Budget**

	Estimated Useful Life (yr.)	Estimated Cost to Replace	Common Area Total to Collect Yearly	Amenity Total to Collect Yearly
Fence	10	\$ 30,000.00	3,000.00	
Roof	15	9,000.00		600.00
Painting	8	2,000.00		250.00
Pool Replastering	15	20,000.00		1,333.33
Pool Deck	15	9,500.00		633.33
Signage	15	2,500.00	166.67	
Furniture	7	1,200.00		171.43
Tennis Courts	5	5,700.00		1,140.00
Playground Equipment	20	28,000.00		1,400.00
Road Reserves	20	9,339.00	466.95	
		\$ 117,239.00	\$ 3,634.00	\$ 5,528.00
Per month			\$ 302.83	\$ 460.67