

**2016 APPROVED OPERATING BUDGET**

64I - Blue Sage Townhomes

Roofs Replaced in 2019

<b>\$260.33</b>	<b>2016 Approved Cost Per month</b>
<b>\$251.57</b>	<b>2015 Monthly Assessments</b>
<b>\$8.77</b>	<b>Projected Increase/(Decrease) per Month</b>

12 Units

<b>REVENUES</b>	<b>2016 Approved</b>	<b>2015 Projected Year End</b>	<b>2015 Budget</b>	<b>Difference</b>
Assessments	37,488.18	36,225.93	36,225.93	1,262.25
<b>TOTAL REVENUES</b>	<b>37,488.18</b>	<b>36,225.93</b>	<b>36,225.93</b>	<b>1,262.25</b>

<b>EXPENSES</b>						<b>Monthly Per Unit Cost</b>	<b>NOTES</b>
<b>Account</b>	<b>General &amp; Administrative</b>						
6505	Legal	120.00	0.00	120.00	0.00	0.83	
6514	Administrative Fee	2,448.00	2,448.00	2,448.00	0.00	17.00	
6525	Misc. Administrative	42.18	41.00	42.18	0.00	0.29	
	Bad Debt	0.00	0.00	0.00	0.00	0.00	
	<b>Total</b>	<b>2,610.18</b>	<b>2,489.00</b>	<b>2,610.18</b>	<b>0.00</b>	<b>18.13</b>	
<b>Account</b>	<b>Repairs &amp; Maintenance</b>						
6603	General Maintenance	475.00	475.00	475.00	0.00	3.30	
66030002	Pressure Washing	3,000.00	3,000.00	3,000.00	0.00	20.83	
66030003	Gutter Cleaning	2,000.00	2,453.00	1,000.00	1,000.00	13.89	
6607	Landscape Maintenance	8,336.00	8,336.00	8,336.00	0.00	57.89	
66070001	Irrigation & Landscape	840.00	840.00	840.00	0.00	5.83	
6625	Termite	1,320.00	1,320.00	1,320.00	0.00	9.17	inspections only
66610011	Roof Repairs	1,375.00	1,375.00	1,950.00	(575.00)	9.55	2 roof repairs in 2015
	<b>Total</b>	<b>17,346.00</b>	<b>17,799.00</b>	<b>16,921.00</b>	<b>425.00</b>	<b>120.46</b>	
<b>Account</b>	<b>Utilities</b>						
6663	Electricity (Irrigation)	317.00	311.00	317.00	0.00	2.20	
6669	Water-Reclaimed (Irrigation)	1,215.00	1,215.00	952.75	262.25	8.44	
	<b>Total</b>	<b>1,532.00</b>	<b>1,526.00</b>	<b>1,269.75</b>	<b>262.25</b>	<b>10.64</b>	
<b>Total Operating Expense</b>		<b>21,488.18</b>	<b>21,814.00</b>	<b>20,800.93</b>	<b>687.25</b>	<b>149.22</b>	
	<b>Other Expenses</b>						
	Replacement Reserves	16,000.00	15,425.00	15,425.00	575.00	111.11	
<b>GRAND TOTAL EXPENSES</b>		<b>37,488.18</b>	<b>37,239.00</b>	<b>36,225.93</b>	<b>1,262.25</b>	<b>260.33</b>	