

**2016 APPROVED OPERATING BUDGET**

64D - Charleston Place Townhomes

<b>\$290.38</b>	<b>2016 Approved Cost Per month</b>
<b>\$290.38</b>	<b>2015 Monthly Assessments</b>
<b>(\$0.00)</b>	<b>Projected Increase/(Decrease) per Month</b>

29 Units

REVENUES	2016 Approved	2015 Projected Year End	2015 Budget	Difference
Assessments	101,051.84	101,052.11	101,052.11	(0.27)
<b>TOTAL REVENUES</b>	<b>101,051.84</b>	<b>101,052.11</b>	<b>101,052.11</b>	<b>(0.27)</b>

EXPENSES					Monthly Per Unit Cost	NOTES
<b>Account</b>	<b>General &amp; Administrative</b>					
6505	Legal	240.00	0.00	240.00	0.00	0.69
6514	Administrative Fee	5,916.00	5,916.00	5,916.00	0.00	17.00
6525	Misc. Administrative	128.00	110.00	128.00	0.00	0.37
	Bad Debt	2,551.00	2,900.00	2,943.27	(392.27)	7.33
	<b>Total</b>	<b>8,835.00</b>	<b>8,926.00</b>	<b>9,227.27</b>	<b>(392.27)</b>	<b>25.39</b>
<b>Account</b>	<b>Repairs &amp; Maintenance</b>					
6603	General Maintenance	1,000.00	2,000.00	1,000.00	0.00	2.87
66030002	Pressure Washing	7,600.00	7,300.00	7,600.00	0.00	21.84
66030003	Gutter Cleaning	1,500.00	1,500.00	1,500.00	0.00	4.31
6607	Landscape Maintenance	28,310.84	28,310.84	28,310.84	0.00	81.35
66070001	Irrigation & Landscape	3,900.00	3,700.00	3,900.00	0.00	11.21
6625	Termite	3,080.00	3,080.00	3,080.00	0.00	8.85 inspections only
66610011	Roof Repairs	3,250.00	2,800.00	3,250.00	0.00	9.34
	<b>Total</b>	<b>48,640.84</b>	<b>48,690.84</b>	<b>48,640.84</b>	<b>0.00</b>	<b>139.77</b>
<b>Account</b>	<b>Utilities</b>					
6663	Electricity (Irrigation)	176.00	145.00	176.00	0.00	0.51
6669	Water-Reclaimed (Irrigation)	0.00	0.00	0.00	0.00	0.00
	<b>Total</b>	<b>176.00</b>	<b>145.00</b>	<b>176.00</b>	<b>0.00</b>	<b>0.51</b>
<b>Total Operating Expense</b>		<b>57,651.84</b>	<b>57,761.84</b>	<b>58,044.11</b>	<b>(392.27)</b>	<b>165.67</b>
	<b>Other Expenses</b>					
	Replacement Reserves	43,400.00	43,008.00	43,008.00	392.00	124.71 2017 roof replacement
<b>GRAND TOTAL EXPENSES</b>		<b>101,051.84</b>	<b>100,769.84</b>	<b>101,052.11</b>	<b>(0.27)</b>	<b>290.38</b>