

2014 APPROVED OPERATING BUDGET

64D - Charleston Place Townhomes

2019 Roof Replacement

\$317.68	2013 Actual Cost Per month
\$327.94	2014 Approved Cost Per Month
\$10.26	Increase/(Decrease) per Month

29 Units

REVENUES	2014 Approved	2013 Projected Year End	2013 Budget	Difference
Assessments	114,122.15	110,561.96	110,551.96	3,570.19
TOTAL REVENUES	114,122.15	110,561.96	110,551.96	3,570.19

EXPENSES					Monthly Per Unit Cost	NOTES
Account	General & Administrative					
6505	Legal	250.00	0.00	252.00	(2.00)	0.72
6514	Administrative Fee	5,916.00	5,916.00	5,916.00	0.00	17.00
6525	Misc. Administrative	111.35	94.00	99.96	11.39	0.32
	Bad Debt	3,930.72	7,624.00	6,900.00	(2,969.28)	11.30
	Prior Year Deficit	0.00	0.00	0.00	0.00	0.00
	Total	10,208.07	13,634.00	13,167.96	(2,959.89)	29.33
Account	Repairs & Maintenance					
6603	General Maintenance	1,050.00	987.40	1,200.00	(150.00)	3.02
66030002	Pressure Washing	7,150.00	2,260.00	2,520.00	4,630.00	20.55 Includes cleaning all building exteriors
66030003	Gutter Cleaning	1,050.00	0.00	800.00	250.00	3.02
6607	Landscape Maintenance	27,184.08	26,782.56	26,784.00	400.08	78.12 Includes 1.5% increase per contract
66070001	Irrigation & Landscape	1,500.00	2,451.00	1,500.00	0.00	4.31
6625	Termite	4,800.00	2,900.00	2,900.00	1,900.00	13.79 Treatment for 5 Year Termite Bond
66610011	Roof Repairs	3,000.00	2,665.00	3,500.00	(500.00)	8.62
	Total	45,734.08	38,045.96	39,204.00	6,530.08	131.42
Account	Utilities					
6663	Electricity (Irrigation)	180.00	167.43	180.00	0.00	0.52
6669	Water-Reclaimed (Irrigation)	0.00	0.00	0.00	0.00	0.00
	Total	180.00	167.43	180.00	0.00	0.52
Total Operating Expense		56,122.15	51,847.39	52,551.96	3,570.19	161.27
	Other Expenses					
	Replacement Reserves	58,000.00	58,000.00	58,000.00	0.00	166.67 2019 Roofs
GRAND TOTAL EXPENSES		114,122.15	109,847.39	110,551.96	3,570.19	327.94