

**2014 APPROVED OPERATING BUDGET**

64K - Greenlawn Townhomes

**2022 Roof Replacement**

<b>\$251.32</b>	<b>2013 Actual Cost Per month</b>
<b>\$266.97</b>	<b>2014 Approved Cost Per Month</b>
<b>\$15.65</b>	<b>Increase/(Decrease) per Month</b>

20 Units

REVENUES	2014 Approved	2013 Projected Year End	2013 Budget	Difference
Assessments	64,072.50	60,317.44	60,317.44	3,755.06
<b>TOTAL REVENUES</b>	<b>64,072.50</b>	<b>60,317.44</b>	<b>60,317.44</b>	<b>3,755.06</b>

EXPENSES						Monthly Per Unit Cost	NOTES
<b>Account</b>	<b>General &amp; Administrative</b>						
6505	Legal	120.00	0.00	120.00	0.00	0.50	
6514	Administrative Fee	4,080.00	4,080.00	4,080.00	0.00	17.00	
6525	Misc. Administrative	60.00	59.00	71.60	(11.60)	0.25	
	Bad Debt	3,051.05	2,983.00	3,015.84	35.21	12.71	One Owner
	Prior Year Deficit	0.00	0.00	0.00	0.00	0.00	
	<b>Total</b>	<b>7,311.05</b>	<b>7,122.00</b>	<b>7,287.44</b>	<b>23.61</b>	<b>30.46</b>	
<b>Account</b>	<b>Repairs &amp; Maintenance</b>						
6603	General Maintenance	500.00	383.00	1,155.00	(655.00)	2.08	
66030002	Pressure Washing	4,580.00	4,680.00	4,858.00	(278.00)	19.08	
66030003	Gutter Cleaning	750.00	0.00	650.00	100.00	3.13	
6607	Landscape Maintenance	11,836.00	11,662.00	11,661.00	175.00	49.32	Includes 1.5% increase per contract
66070001	Irrigation & Landscape	1,500.00	1,012.00	1,550.00	(50.00)	6.25	
6625	Termite	3,100.00	2,000.00	2,000.00	1,100.00	12.92	Treatment for 5 year termite bond
66610011	Roof Repairs	1,500.00	1,050.00	1,500.00	0.00	6.25	
	<b>Total</b>	<b>23,766.00</b>	<b>20,787.00</b>	<b>23,374.00</b>	<b>392.00</b>	<b>99.03</b>	
<b>Account</b>	<b>Utilities</b>						
6663	Electricity (Irrigation)	346.00	322.00	318.00	28.00	1.44	
6669	Water-Reclaimed (Irrigation)	2,149.00	1,924.00	2,338.00	(189.00)	8.95	
	<b>Total</b>	<b>2,495.00</b>	<b>2,246.00</b>	<b>2,656.00</b>	<b>(161.00)</b>	<b>10.40</b>	
<b>Total Operating Expense</b>		<b>33,572.05</b>	<b>30,155.00</b>	<b>33,317.44</b>	<b>254.61</b>	<b>139.88</b>	
	<b>Other Expenses</b>						
	Replacement Reserves	30,500.00	27,000.00	27,000.00	3,500.00	127.08	2022 Roofs
<b>GRAND TOTAL EXPENSES</b>		<b>64,072.05</b>	<b>57,155.00</b>	<b>60,317.44</b>	<b>3,754.61</b>	<b>266.97</b>	