

2014 APPROVED OPERATING BUDGET
10% increase in Reserve Funding annually through 2021

64M - Parkview Townhomes

47 Units

\$265.93	2014 Approved Cost Per Month
\$249.51	2013 Actual Cost per month
\$16.41	Increase/(Decrease) per Month

REVENUES	2014 Approved	2013 Projected	2013 Budget	Difference
Assessments	149,982.72	140,726.00	140,726.00	29,068.12
TOTAL REVENUES	149,982.72	140,726.00	140,726.00	29,068.12

Monthly Per Unit

EXPENSES						NOTES
Account	General & Administrative					
6505 Legal	300	0	300	0	0.53	
6514 Administrative Fee	9,588.00	9,588.00	9,588.00	0	17	
6525 Misc. Administrative	312	301	285	27	0.55	
Bad Debt	3,124.64	5,988.00	5,988.00	-2,863.36	6.40	1 Owner
Prior Year Deficit	0	0	0	0	0	
Total	13,324.64	15,877.00	16,161.00	-2,836.36	24.48	
Account	Repairs & Maintenance					
6603 General Maintenance	700	496	500	200	1.24	
66030002 Pressure Washing	11,360.00	6,660.00	8,975.00	2,385.00	20.14	Cleaning all building exteriors in 2014
66030003 Gutter Cleaning	0	0	0	0	0	
6607 Landscape Maintenance	39,224.64	38,645.00	38,645.00	579.64	69.55	1.5% increase per contract
66070001 Irrigation & Landscape	4,000.00	3,380.00	4,000.00	0	7.09	
6625 Termite	7,480.00	4,700.00	4,700.00	2,780.00	13.26	Treatment for 5 year bond
66610011 Roof Repairs	1,600.00	0	1,700.00	-100	2.84	
Total	64,364.64	53,881.00	58,520.00	5,844.64	114.12	
Account	Utilities					
6663 Electricity (Irrigation)	667.44	635	655	12.44	1.18	
6669 Water-Reclaimed (Irrigation)	9,951.00	9,952.00	9,322.00	629	17.64	Expense in 2012 was \$13,840.00
Total	10,618.44	10,587.00	9,977.00	641.44	18.82	
Total Operating Expense	88,307.72	80,345.00	84,658.00	3,649.72	157.42	
Other Expenses						
Replacement Reserves	61,675.00	56,068.00	56,068.00	5,607.00	143.62	
GRAND TOTAL EXPENSES	149,982.72	136,413.00	140,726.00	9,256.72	301.04	