

2016 APPROVED OPERATING BUDGET

64N - Spring Lakes at Celebration A (Townhomes & Duplex/Villas)

<b>\$229.49</b>	<b>2016 Approved Monthly Assessments</b>
\$255.19	2015 Monthly Assessments
(\$25.70)	Projected Increase/(Decrease) per Month

72 Units

REVENUES	2016 Approved	2015 Projected Year End	2015 Budget	Difference
Assessments	127,135.52	145,458.30	145,458.30	(18,322.78)
<b>TOTAL REVENUES</b>	<b>127,135.52</b>	<b>145,458.30</b>	<b>145,458.30</b>	<b>(18,322.78)</b>

EXPENSES	2016 Proposed	2015 Projected Year End	2015 Budget	Difference	Notes
<b>Account General &amp; Administrative</b>					
6505 Legal	300.00	0.00	240.00	60.00	
6514 Administrative Fee	12,648.00	8,550.00	8,550.00	4,098.00	
6525 Misc. Administrative	600.00	185.00	194.00	406.00	
Bad Debt	3,062.28	0.00	0.00	3,062.28	1 delinquent owner
<b>Total</b>	<b>16,610.28</b>	<b>8,735.00</b>	<b>8,984.00</b>	<b>7,626.28</b>	
<b>Account Repairs &amp; Maintenance</b>					
6603 General Maintenance	1,800.00	1,800.00	1,719.00	81.00	
66030002 Pressure Washing	4,500.00	0.00	0.00	4,500.00	
66030003 Gutter Cleaning	3,500.04	0.00	0.00	3,500.04	
6607 Landscape Maintenance	26,449.20	28,147.00	31,771.00	(5,321.80)	
66070001 Irrigation & Landscape	2,100.00	701.00	1,140.00	960.00	
Sod Replacement	1,008.00		1,000.00	8.00	
6625 Termite	6,168.00	4,500.00	3,480.00	2,688.00	
66610011 Roof Repairs	0.00	0.00	0.00	0.00	
<b>Total</b>	<b>45,525.24</b>	<b>35,148.00</b>	<b>39,110.00</b>	<b>6,415.24</b>	
<b>Account Utilities</b>					
6663 Electricity (Irrigation)	0.00	0.00	1,105.80	(1,105.80)	CROA expense for mews. No invoices were received in 2015
6669 Water-Reclaimed (Irrigation)	0.00	0.00	9,712.80	(9,712.80)	
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>10,818.60</b>	<b>(10,818.60)</b>	
<b>Total Operating Expense</b>	<b>62,135.52</b>	<b>43,883.00</b>	<b>58,912.60</b>	<b>3,222.92</b>	
<b>Other Expenses</b>					
Replacement Reserves	65,000.00	77,160.00	77,166.60	(12,166.60)	
<b>GRAND TOTAL EXPENSES</b>	<b>127,135.52</b>	<b>121,043.00</b>	<b>136,079.20</b>	<b>(8,943.68)</b>	