

OPERATING BUDGET ARCHIVE (FY 2013) - Actual as of 12/31/2013

(Unaudited, for Comparison Only)

Revenue - Operating	Budget	Actual
Yearly Fees (\$335.00/Unit/Month)	\$ 550,740.00	538,924.39
Late Charges & Interest		3,167.03
Violation Fees		1,228.00
Legal and/or Lien Fees		3,216.89

Operating Revenue YTD **546,536.31**

Revenue - Other	Budget	Actual
Other Income		150.00
Special Assessment		

Other Revenue YTD **150.00**

Total Revenue to Date **546,686.31**

Operating Expense

Administration		
Admin/Office Supplies	1,200.00	390.84
Copies	800.00	133.81
Postage	900.00	354.95
Web Site	225.00	193.32

Contracts

Insurance	35,299.00	35,525.00
Landscaping/Mulch	106,820.00	106,820.00
Management	31,236.00	31,236.00
Snow Removal	34,928.00	26,464.00
Trash Removal	9,800.00	12,260.15

Maintenance

Fertilization/Aeration/Liming	4,900.00	
Irrigation System	15,000.00	16,459.43
Landscape - Extras	9,500.00	13,098.50
General Maintenance	18,000.00	22,406.27
Painting/Staining	6,500.00	6,700.00
Pool (All)	8,000.00	6,971.48
Powerwashing	9,300.00	9,465.00
Roads & Parking Lots	1,500.00	
Snow Removal - Extras	1,000.00	
Tree Work	7,000.00	3,461.00
Storm Damage	6,000.00	
Pest Control		175.00

Utilities

Electricity	7,500.00	6,988.37
Water - Irrigation	6,500.00	8,163.68
Water/Sewer - Pool House	600.00	405.24

Other

Accounting - Audits/Taxes	2,100.00	1,650.00
Bank Charges	200.00	320.80
Legal & Lien	9,000.00	8,575.31
Taxes - Payments/Refunds	500.00	
Contingency	5,500.00	
Replacement Reserves Xfers	210,932.00	205,000.00
Allowance for Doubtful Accounts		11,815.61

Total Operating Expense YTD **550,740.00** **535,033.76**

Reserve Income	Actual
Reserve Fund as of 12/31/2012	155,877.66
Xfers from Operating YTD	205,000.00
Interest on Reserves YTD	24.48

Total Income Xfers **360,902.14**

Total Reserve Income **360,902.14**

Reserve Expenses	Actual
Original Porch/Deck Replacement Expense	25,937.53
Unit Siding Replacement Expense	53,740.00
Roads & Driveway Repaving (Phase 1)	234,741.00
Fence Replacement Expense	6,490.10

Total Reserve Expenses YTD **320,908.63**

Total Reserve Fund YTD **39,993.51**

FIRE INSURANCE FUND

Revenue

Revenue	Actual
Fire Insurance Fund as of 12/31/2012	165,874.97
Fund Interest YTD	711.62

Total Revenue YTD **166,586.59**

Expenses

Expenses	Actual
Total Expenses 2013	33,147.13

Total Expenses YTD **33,147.13**

Total Fire Insurance Fund YTD **133,439.46**