

	Annual Budget 2012	YTD Actuals 2012 (Thru 8/31/2012)	Estimated Year-End Totals 2012	Approved 2013 Annual Budget (Overall)	Approved 2013 Annual Budget (Per Door)	Notes
OPERATING INCOME						
40000	Regular Assessment Income	\$ 30,800.00	\$ 30,800.00	\$ 30,800.00	\$ 385.00	
43000	Late Fee Income	0.00	33.12	33.12	0.00	
45000	Interest Income - Operating	0.00	30.44	45.66	0.00	
	Total Operating Income	\$ 30,800.00	\$ 30,863.56	\$ 30,878.78	\$ 385.00	Annual Assessment per unit / door
OPERATING EXPENSE						
Admin Expenses						
50000	Office Supplies	\$ 70.00	\$ 89.60	122.00	\$ 1.53	2 mailers pending @ \$.20/envelope
50010	Postage	175.00	113.25	186.15	2.31	1 mailer pending @ \$.45/door
50020	Printing/Copying	385.00	210.65	275.45	3.44	1 mailer pending @ \$.20/page (2x81)
50210	Permits & Licenses	10.00	10.00	10.00	0.13	No increase from 2012
50220	Bank Fees	20.00	0.00	0.00	0.25	No increase from 2012 (NSF Fees)
50230	Meeting Hall Rental	60.00	60.00	60.00	0.75	No increase from 2012
50250	Functions/Social Events	0.00	251.85	251.85	6.25	
50290	Web Site	454.00	296.86	296.86	3.00	
50300	Management Fees	8,796.00	5,014.00	7,267.32	84.50	Decrease from 2012
50330	Legal Fees- Collections	0.00	0.00	0.00	0.00	Any expenses to come from Legal Reserve
50340	Accounting/Audit Services	150.00	1,950.00	1,950.00	2.50	Slight decrease anticipated from 2012 actual expenses
50360	Reserve Study / Update	0.00	0.00	1,600.00	0.00	No budget; 3-year program paid in 2012
50400	Insurance	2,025.00	1,332.08	2,051.00	29.08	Add'l Fidelity coverage & slight increase on D&O policy
50700	Bad Debt/ Write off Expense	500.00	0.00	0.00	4.81	Anticipate one potential write-off
	Total Admin Expenses	\$ 12,645.00	\$ 9,328.29	\$ 14,070.63	\$ 138.54	
Maintenance & Repairs						
52000	Repair & Maintenance Services	0.00	0.00	1,250.00	3.13	Guard rail painting & mail kiosk cleaning/repairs
53500	Landscape - Contract	11,750.00	6,854.40	10,281.60	146.88	\$979.20/month; No change from 2012
53510	Landscape - Irrigation Repairs	200.00	231.56	231.56	2.88	
53550	Landscape - Monuments	5,000.00	0.00	0.00	6.25	Cleaning, planting & bark
53590	Landscape - Other	0.00	110.80	166.20	2.50	Misc
55350	Backflow Testing	55.00	0.00	55.00	0.69	No increase
55560	Vandalism Repair	0.00	0.00	1,000.00	0.00	Budget for vandalism?
	Total Maint & Repairs	\$ 17,005.00	\$ 7,196.76	\$ 12,984.36	\$ 162.31	
Utilities						
56020	Electricity - Street Lights	900.00	600.00	900.00	11.25	No anticipated increase
56610	Water - Irrigation	250.00	42.52	63.78	3.13	Reduced significantly; based on historical
	Total Utilities	\$ 1,150.00	\$ 642.52	\$ 963.78	\$ 14.38	
Reserve Contributions						
59900	Reserve Contributions	\$ 0.00	\$ 0.00	0.00	\$ 5,582.04	\$ 69.78 Reserve Study pending completion on 9/14
	Total Reserve Contributions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,582.04	\$ 69.78
	Total Operating Expenses	\$ 30,800.00	\$ 17,167.57	\$ 28,018.77	\$ 385.00	
	Operating Net Surplus/ (Deficit)	\$ 0.00	\$ 13,695.99	\$ 2,860.01	\$ 0.00	
RESERVE FUND INCOME						
47000	Reserve Contribution Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,582.04	\$ 0.00 Reserve Study recommendation
47100	Interest Income - Reserves	0.00	20.84	31.26	0.00	
	Total Reserve Fund Income	\$ 0.00	\$ 20.84	\$ 31.26	\$ 5,582.04	\$ 0.00
RESERVE FUND EXPENSES						

		Annual Budget 2012	YTD Actuals 2012 (Thru 8/31/2012)	Estimated Year-End Totals 2012	Approved 2013 Annual Budget (Overall)	Approved 2013 Annual Budget (Per Door)	Notes
60000	Cptl - General Repairs	\$ 0.00	\$ 0.00	0.00	\$ 0.00	\$ 0.00	
	Total Reserve Fund Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
	Reserve Fund Surplus/ (Deficit)	\$ 0.00	\$ 20.84	\$ 31.26	\$ 5,582.04	\$ 0.00	