

			\$29/Unit/Month 2013 Approved Budget	\$29/Unit/Month 2014 Approved Budget
	Actual As Of 9/30/2013	Est 2013 Year End		
Income				
Dues	\$ 105,183	\$ 140,244	\$ 140,244	\$ 140,244
Income-Late Fees	\$ 6,096	\$ 6,500	\$ 8,000	\$ 7,000
Income-Legal Fees	\$ 11,050	\$ 15,000	\$ 10,500	\$ 10,500
Income-NSF Fees	\$ 28	\$ 28		
Income-Interest	\$ 38	\$ 50		
Income-Other	\$ (100)	\$ 200	\$ 500	\$ 500
Total Income	\$ 122,295	\$ 162,022	\$ 159,244	\$ 158,244
Expenses				
Administration				
Admin Expense	\$ 2,316	\$ 3,000	\$ 3,000	\$ 3,000
Audit & Tax Returns	\$ 2,600	\$ 2,600	\$ 2,500	\$ 2,600
Bad Debt Expense	\$ 5,040	\$ 6,000	\$ 3,500	\$ 3,500
Income Taxes	\$ -	\$ -	\$ 100	\$ 100
Insurance	\$ 3,685	\$ 3,700	\$ 4,600	\$ 4,200
Legal Services	\$ 9,419	\$ 12,000	\$ 17,000	\$ 15,000
Management	\$ 13,815	\$ 18,420	\$ 18,420	\$ 18,420
Meeting - Annual	\$ -	\$ -	\$ 100	\$ 100
Total Administration	\$ 36,874	\$ 45,720	\$ 49,220	\$ 46,920
Operating Expenses				
Trash Removal	\$ 49,075	\$ 65,300	\$ 64,000	\$ 65,500
Utilities	\$ 672	\$ 965	\$ 1,000	\$ 1,000
Water & Sewer	\$ 12,178	\$ 17,600	\$ 18,000	\$ 18,000
Transfer to Reserves	\$ 2,493	\$ 3,324	\$ 3,324	\$ 2,124
Total Operating Expenses	\$ 64,418	\$ 87,189	\$ 86,324	\$ 86,624
Maintenance Expenses				
Landscaping Maintenance	\$ 15,092	\$ 19,747	\$ 19,000	\$ 20,000
Property Maintenance	\$ -	\$ -	\$ 100	\$ 100
Snow Removal	\$ 1,094	\$ 1,500	\$ 1,500	\$ 1,500
Sprinkler Repairs	\$ 3,007	\$ 3,100	\$ 3,000	\$ 3,000
Unexpected Expenses	\$ -	\$ -	\$ 100	\$ 100
Total Admin Expenses	\$ 19,192	\$ 24,347	\$ 23,700	\$ 24,700
Total Expenses	\$ 120,485	\$ 157,256	\$ 159,244	\$ 158,244
Net Results	\$ 1,811	\$ 4,766	\$ -	\$ -

* BUDGET DOES NOT INCLUDE RESERVE EXPENSES *