

YOUR HOA
PROPOSED BUDGET

CATEGORY	ACCOUNT TITLE	Proposed 5/14-4/15	Budget 5/13-4/14	COMMENTS
	REGULAR ASSESSMENTS	4400	4631	PROPOSED MONTHLY ASSESSMENT \$275/UNIT- 16 UNITS
	LATE CHARGES	17	33	AS OF TODAY THERE ARE \$27 IN UNPAID LATE FEES AND THROUGH 3/15/14 \$185 PAID IN LATE FEES. BUDGETING \$200/YEAR FOR 2014-2015
	COIN LAUNDRY	162	192	12 MONTH AVERAGE OF COLLECTIONS IS \$152 PER LAUNDRY MACHINE VENDOR
	*RESERVE TRANSFER	-726	-695	PER THE ON SITE RESERVE STUDY LAST DONE 3/2014 THEY RECOMMEND FUNDING RESERVE MONTHLY FOR \$726
	TOTAL CASH RECEIPTS	3853	4,161	
ADMINISTRATIVE	RESERVE STUDY	21	75	A SITE VISIT WAS DONE 3/2014 (REQUIRED EVERY 3 YEARS) BY LAW ; COST OF NON SITE VISIT RESERVE UPDATES\$250 IS BUDGETED
	LICENSES AND FEES	74	74	HEALTH LICENSE IS \$730YR; FIRE DEPT PERMIT \$120/YR AND MISC. CORPORATE FEES \$30 EVERY OTHER YEAR ;
	OFFICE EXPENSE	45	85	YTD 11 MONTH AVERAGE IS \$34, I WOULD ADJUST BUDGET TO \$45/MONTH SINCE ANNUAL BUDGET MAILING WILL BE BILLED IN MARCH 2014
CONTRACTS	POOL	300	300	MONTHLY SERVICE FEE WITH POOL VENDOR \$300
	GARDENING & CLEANING	250	225	GARDENER IS CHARGING \$250 INCLUDING CLEANING LAUNDRY ROOM
	MANAGEMENT FEE FINANCIAL	475	425	FIRST INCREASE IN 3 YEARS
	INSURANCE	308	240	ANNUAL FEE WITH INSURANCE CO \$3696. THE POLICY RENEWS AUGUST EACH YEAR
	TRASH DISPOSAL	428	413	TRASH CO MONTHLY FEE AS OF 7/1/14 IS \$413- 3 YARD BIN 1 PICKUP PER WEEK + RECYCLING FEE OF \$15. NO FURTHER INCREASES PLANNED
PROFESSIONAL FEES	ACCOUNTING & TAX RETURN PREP.	21	21	ANNUAL TAX RETURN PREPARATION \$30ANNUAL TAX RETURN PREPARATION \$250 BY INCLUDES PREPARATION OF FORMS 1120 & 199.
REPAIRS AND MAINTENANCE	POOL REPAIRS	36	50	FILTER REPLACE IS TWICE A YEAR AT \$100/YEAR. MAJOR REPAIRS COME FROM RESERVE ACCOUNT.
	PLUMBING	23	25	NO REPAIRS THIS YEAR
	PEST CONTROL	13	16	BUDGET FOR SPRAYING EXTERIOR OF BUILDINGS \$150/YR SPENT THIS FISCAL YEAR INCLUDES REPAIRS NOT SPECIFICALLY BUDGETED ELSEWHERE AND PERIMETER
	MISCELLANEOUS REPAIRS INCL.LANDSCAPE	56	23	FENCE MAINTENANCE
	ROOF & GUTTER CLEANING	17	17	NO GUTTER CLEANING DONE THIS YEAR
	FIRE EXTINGUISHER/ALARM SERVICE	12	7	ANNUAL RECHARGE OF EXTINGUISHERS - BY FIRE EXTINGUISHER VENDOR . 4 EXTINGUISHERS ON PROPERTY- \$25 TRIP FEE + \$14/EXTINGUISHER CHARGED MARCH EACH YEAR
	LOCK REPAIRS	17	10	\$149 SPENT YTD, KEEP BUDGET SAME
	ELECTRICAL REPAIRS/MAINTENANCE	80	30	BUDETING AVERAGE COST OVER LAST 3 YEARS
	CAPITAL IMPROVEMENTS	255	676	POOL AREA LIGHT FIXTURES \$4938 LAST YEAR. BUDGET FOR 2013-2014 IS \$6480 AND CAN BE USED TOWARDS GATE PROJECT
UTILITIES	ELECTRIC	55	173	AVERAGE OF LAST 12 BILLINGS IS \$55 ,PER ELECTRIC CO
	GAS	840	709	AVERAGE OF LAST 12 BILLINGS IS \$840 PER WATER CO
	WATER	527	567	12 MONTH AVERAGE IS \$511/MONTH AND RATES INCREASED 3.5.% AS OF FEB 2014 WHICH IS INCLUDED IN BUDGET (BILLING BIMONTHLY)
	TOTAL CASH DISBURSEMENTS	3,853	4,161	
	PROFIT(LOSS)	0		

PLEASE ADVISE IF ANY SPECIAL ASSESSMENTS PLANNED IN COMING YEAR