

CINNAMON COVE TERRACE V								
JANUARY 1, 2016 THROUGH DECEMBER 31, 2016 APPROVED BUDGET								
BASED ON 30 UNITS								
DETAIL OF EXPENSES								
ACCT	LINE ITEM	2015	2015	2016	2016			
#		APPROVED	PER UNIT	APPROVED	PER UNIT			
		\$ 120,501.00		\$ 123,626.94				
	PRIOR YR SURPLUS			\$ 3,027.00				
	MAINTENANCE	\$ 120,501.00	\$ 334.73	\$ 120,599.94	\$ 335.00			
	TOTAL INCOME	QTRLY	\$ 1,005.00	QTRLY	\$ 1,005.00			
	EXPENSES							
500	ELECTRICITY	\$ 1,400.00	\$ 3.89	\$ 1,500.00	\$ 4.17			
510	WATER/SEWER	\$ 12,000.00	\$ 33.33	\$ 12,000.00	\$ 33.33			
520	REFUSE	\$ 2,000.00	\$ 5.56	\$ 2,000.00	\$ 5.56			
530	ELEVATOR	\$ 3,000.00	\$ 8.33	\$ 3,000.00	\$ 8.33			
550	TELEPHONE	\$ 568.00	\$ 1.58	\$ 600.00	\$ 1.67			
610	OTHER (GEN MAINT)	\$ 2,167.00	\$ 6.02	\$ 2,500.00	\$ 6.94			
613	JANITORIAL	\$ 2,085.00	\$ 5.79	\$ 2,085.00	\$ 5.79			
615	INTERIOR PEST CONT	\$ 1,000.00	\$ 2.78	\$ 1,000.00	\$ 2.78			
621	LAWN CONTRACT	\$ 7,200.00	\$ 20.00	\$ 7,200.00	\$ 20.00			
624	LANDSCAPE	\$ 1,857.00	\$ 5.16	\$ 700.00	\$ 1.94			
625	TREES/SHRUBS	\$ 890.00	\$ 2.47	\$ 600.00	\$ 1.67			
626	COURTYARD FUND	\$ 500.00	\$ 1.39	\$ 500.00	\$ 1.39			
630	IRRIGATION	\$ 708.00	\$ 1.97	\$ 900.00	\$ 2.50			
700	MANAGEMENT FEE	\$ 5,400.00	\$ 15.00	\$ 5,400.00	\$ 15.00			
712	HAZARD/LIABILITY INS	\$ 30,355.00	\$ 84.32	\$ 30,999.60	\$ 86.11			
713	FLOOD INSURANCE	\$ 3,404.00	\$ 9.46	\$ 3,524.00	\$ 9.79			
732	STATE FEES	\$ 150.00	\$ 0.42	\$ 150.00	\$ 0.42			
733	ACCOUNTING FEES	\$ 250.00	\$ 0.69	\$ 175.00	\$ 0.49			
735	LEGAL	\$ 200.00	\$ 0.56	\$ 500.00	\$ 1.39			
750	MASTER FEES	\$ 27,000.00	\$ 75.00	\$ 27,000.00	\$ 75.00			
781	OFFICE EXPENSE	\$ 1,245.00	\$ 3.46	\$ 900.00	\$ 2.50			
782	POSTAGE	\$ 442.00	\$ 1.23	\$ 250.00	\$ 0.69			
800	CONTINGENCY	\$ 250.00	\$ 0.69	\$ 250.00	\$ 0.69			
	TOTAL OPERATING	\$ 104,071.00	\$ 289.09	\$ 103,733.60	\$ 288.15			
900	RESERVES	\$ 16,430.00	\$ 45.64	\$ 19,893.34	\$ 55.26			
	TOTAL BUDGET	\$ 120,501.00	\$ 334.73	\$ 123,626.94	\$ 343.41			
	RESERVES	2016			REMAINING			
		LAST YR	REPLACE	FUNDED	BALANCE	ESTIM	REMAIN	2016
	LINE ITEM	REPLACE	COST	12/31/2015	12/31/2015	LIFE	LIFE	FUNDING
30100	ROOF CARPORT	2005	\$ 70,000.00	\$ 17,977.36	\$ 52,022.64	20	10	\$ 5,202.26
30110	ROOF BUILDING	2012	\$ 122,000.00	\$ 37,112.83	\$ 84,887.17	35	32	\$ 2,652.72
30120	PAINTING BUILDING	2014	\$ 30,000.00	\$ 65.00	\$ 29,935.00	10	9	\$ 3,326.11
30130	STAIRS/WALKWAYS	2010	\$ 40,005.00	\$ 16,628.81	\$ 23,376.19	10	5	\$ 4,675.24
30150	PAVING - RESEAL	2011	\$ 3,396.00	\$ 9,385.51	\$ (5,989.51)	5	1	\$ (5,989.51)
30160	PAVING - REPLACE	2006	\$ 27,167.00	\$ 1,855.00	\$ 25,312.00	15	6	\$ 4,218.67
30220	IRRIGATION PUMP	1995	\$ 2,038.00	\$ 2,038.00	\$ -	3	0	\$ -
30240	ELEVATOR	1989	\$ 60,000.00	\$ 19,345.09	\$ 40,654.91	30	7	\$ 5,807.84
30250	COMMON DEF MAINT	VARIES			\$ -	0	0	\$ -
	TOTAL RESERVES		\$ 354,606.00	\$ 104,407.60	\$ 250,198.40			\$ 19,893.34