

CINNAMON COVE TERRACE VII						
JANUARY 1, 2019 THROUGH DECEMBER 31, 2019 PROPOSED BUDGET						
BASED ON 30 UNITS						
DETAIL OF EXPENSES						
LINE ITEM	2017	2017	2018	2018	2019	2019
	APPROVED	APPROVED	APPROVED	APPROVED	PROPOSED	PROPOSED
INCOME:		MONTHLY	ANNUAL	MONTHLY		MONTHLY
MAINTENANCE	\$132,000	\$11,000	\$ 132,000.00	\$ 11,000.00	\$ 135,000.00	\$ 11,250.00
PRIOR YEARS SURPLUS						
TOTAL INCOME	\$1,100	\$366.67	\$ 1,100.00	\$ 91.67	\$ 1,125.00	\$ 93.75
EXPENSES						
ELECTRICITY	\$900	\$75	\$ 1,000.00	\$ 83.33	\$ 1,000.00	\$ 83.33
WATER/SEWER	\$13,000	\$1,083.33	\$ 13,500.00	\$ 1,125.00	\$ 13,500.00	\$ 1,125.00
TRASH	\$3,000	\$250	\$ 3,200.00	\$ 266.67	\$ 3,200.00	\$ 266.67
ELEVATOR	\$1,700	\$141.67	\$ 1,700.00	\$ 141.67	\$ 1,800.00	\$ 150.00
TELEPHONE	\$700	\$58.33	\$ 750.00	\$ 62.50	\$ 850.00	\$ 70.83
OTHER (GEN MAINT)	\$3,000	\$250	\$ 5,000.00	\$ 416.67	\$ 5,000.00	\$ 416.67
JANITORIAL	\$2,500	\$208.33	\$ 2,500.00	\$ 208.33	\$ 2,500.00	\$ 208.33
INTERIOR PEST CONT	\$600	\$50	\$ 750.00	\$ 62.50	\$ 850.00	\$ 70.83
PEST CTRL RODENTS	\$600	\$50	\$ 600.00	\$ 50.00	\$ 400.00	\$ 33.33
FERT/PEST CTRL	\$1,900	\$158.33	\$ 2,000.00	\$ 166.67	\$ 2,100.00	\$ 175.00
LAWN CONTRACT	\$5,400	\$450	\$ 5,400.00	\$ 450.00	\$ 6,400.00	\$ 533.33
LANDSCAPE	\$2,000	\$166.67	\$ 2,000.00	\$ 166.67	\$ 2,000.00	\$ 166.67
COURTYARD DÉCOR	\$300	\$25	\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00
TREE TRIMMING	\$750	\$62.50	\$ 750.00	\$ 62.50	\$ 750.00	\$ 62.50
IRRIGATION	\$700	\$58.33	\$ 750.00	\$ 62.50	\$ 850.00	\$ 70.83
MANAGEMENT FEE	\$5,400	\$450	\$ 5,400.00	\$ 450.00	\$ 5,400.00	\$ 450.00
PROP PACKAGE	\$25,000	\$2,083.33	\$ 20,000.00	\$ 1,666.67	\$ 20,000.00	\$ 1,666.67
FLOOD INSURANCE	\$5,000	\$416.67	\$ 5,000.00	\$ 416.67	\$ 5,000.00	\$ 416.67
DIVISION FEES	\$120	\$10	\$ 120.00	\$ 10.00	\$ 120.00	\$ 10.00
CORP ANN REPORT	\$65	\$5.42	\$ 62.00	\$ 5.17	\$ 65.00	\$ 5.42
ACCOUNTING FEES	\$175	\$14.58	\$ 175.00	\$ 14.58	\$ 175.00	\$ 83.33
LEGAL	\$500	\$41.67	\$ 500.00	\$ 41.67	\$ 500.00	\$ 41.67
MASTER FEES	\$27,000	\$2,250	\$ 27,000.00	\$ 2,250.00	\$ 28,800.00	\$ 2,400.00
OFFICE EXPENSE	\$550	\$45.83	\$ 550.00	\$ 45.83	\$ 550.00	\$ 45.83
BAD DEBT	\$0	0	\$ -	0	\$ -	
CONTINGENCY	\$1,000	\$83.33	\$ 1,000.00	\$ 83.33	\$ 1,090.00	\$ 90.83
TOTAL OPERATING	\$101,860	\$8,488.33	\$ 100,007.00	\$ 8,333.92	\$ 103,200.00	\$ 8,600.00
RESERVES	\$30,140.00	\$2,511.67	\$ 31,900.00	\$ 2,658.33	\$ 31,800.00	\$ 2,650.00
TOTAL BUDGET	\$132,000	\$11,000	\$ 131,907.00	\$ 10,992.25	\$ 135,000.00	\$ 11,250.00

