

# Fiscal Year Budget

Properties: Eagle Ridge

Budget For Fiscal Year Jan 2015 to Dec 2015

	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	TOTAL
<b>INCOME</b>													
4100 INCOME													
4101 HOA Dues	72,000.00	13,000.00	7,000.00	72,000.00	14,000.00	8,000.00	74,000.00	14,000.00	8,000.00	76,000.00	15,000.00	9,000.00	382,000.00
4112 Late Fees & Interest	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
4116 Reserve Assessmen	15,700.00	3,200.00	2,150.00	16,000.00	3,200.00	2,150.00	16,250.00	3,250.00	2,200.00	17,000.00	3,300.00	2,250.00	86,650.00
4100 Total INCOME	88,250.00	16,750.00	9,700.00	88,550.00	17,750.00	10,700.00	90,800.00	17,800.00	10,750.00	93,550.00	18,850.00	11,800.00	475,250.00
4200 OTHER PROPERTY INC													
4202 Reimbursed Lien Co:	0.00	0.00	344.00	0.00	0.00	0.00	344.00	0.00	0.00	344.00	0.00	0.00	1,032.00
4208 CC&R Fines	0.00	0.00	0.00	50.00	100.00	100.00	200.00	200.00	100.00	50.00	0.00	0.00	800.00
4200 Total OTHER PROPI	0.00	0.00	344.00	50.00	100.00	100.00	544.00	200.00	100.00	394.00	0.00	0.00	1,832.00
<b>TOTAL INCOME</b>	<b>88,250.00</b>	<b>16,750.00</b>	<b>10,044.00</b>	<b>88,600.00</b>	<b>17,850.00</b>	<b>10,800.00</b>	<b>91,344.00</b>	<b>18,000.00</b>	<b>10,850.00</b>	<b>93,944.00</b>	<b>18,850.00</b>	<b>11,800.00</b>	<b>477,082.00</b>
<b>EXPENSE</b>													
5000 EXPENSES													
5001 MAINTENANCE EXF													
5002 Repairs Material	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
5003 Repairs Contract	0.00	0.00	0.00	1,000.00	2,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5006 Electrical Materia	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5011 Pest Control	0.00	0.00	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5014 Paint	0.00	0.00	0.00	0.00	500.00	2,000.00	2,000.00	500.00	0.00	0.00	0.00	0.00	5,000.00
5015 Paint Materials	0.00	0.00	0.00	0.00	0.00	200.00	200.00	200.00	0.00	0.00	0.00	0.00	600.00
5018 Fence Repairs	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	4,000.00
5019 Tools & Equipme	100.00	200.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	200.00	200.00	100.00	4,300.00
5022 Maintenance Mis	300.00	300.00	300.00	300.00	400.00	400.00	400.00	400.00	300.00	300.00	300.00	300.00	4,000.00
5001 Total MAINTENA	770.00	870.00	1,170.00	2,170.00	5,320.00	5,520.00	4,470.00	2,970.00	1,170.00	870.00	870.00	770.00	26,940.00
5100 LANDSCAPING													
5101 Lawn Mowing	0.00	0.00	0.00	2,000.00	3,000.00	10,000.00	10,000.00	10,000.00	9,000.00	6,500.00	1,000.00	0.00	51,500.00
5102 Sprinkler Materia	0.00	0.00	0.00	0.00	2,500.00	1,500.00	1,000.00	1,000.00	500.00	0.00	0.00	0.00	6,500.00
5103 Pruning	0.00	0.00	0.00	0.00	0.00	1,400.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
5104 New Plants	0.00	0.00	0.00	500.00	250.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
5105 Spray/Fertilizatio	0.00	0.00	0.00	3,000.00	3,500.00	3,000.00	3,000.00	3,500.00	3,000.00	1,000.00	0.00	0.00	20,000.00
5106 Grounds Materia	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5107 Grounds Contrac	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5108 Waterfalls / Pond	0.00	0.00	3,000.00	500.00	1,000.00	1,000.00	500.00	500.00	500.00	0.00	0.00	0.00	7,000.00
5109 Landscaping Oth	0.00	0.00	0.00	50.00	75.00	75.00	75.00	75.00	75.00	50.00	0.00	0.00	475.00
5100 Total LANDSCAF	1,100.00	1,100.00	4,100.00	7,150.00	11,425.00	18,175.00	15,675.00	16,175.00	14,175.00	8,650.00	2,100.00	1,100.00	100,925.00
5150 STREETS													
5152 Snow Plowing Cc	200.00	200.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	600.00
5150 Total STREETS	200.00	200.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	600.00
5300 UTILITIES													

	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	TOTAL
5301 Common Area El	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5304 Water	0.00	0.00	2,000.00	4,000.00	5,000.00	8,000.00	8,000.00	8,000.00	8,000.00	2,000.00	0.00	0.00	45,000.00
5306 Refuse	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5307 Telephone Land	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
5308 Cell Phone	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	588.00
5300 Total UTILITIES	2,759.00	2,759.00	4,759.00	6,759.00	7,759.00	10,759.00	10,759.00	10,759.00	10,759.00	4,759.00	2,759.00	2,759.00	78,108.00
5400 TAX & LICENSES													
5401 Real Estate Tax	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5404 Licenses	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	300.00
5405 Lien Filing Fee	792.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	792.00
5400 Total TAX & LIC	792.00	100.00	300.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	1,392.00
5450 PAYROLL													
5451 Maintenance Eng	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
5454 Grounds Payroll	0.00	0.00	2,500.00	3,000.00	3,000.00	4,000.00	4,000.00	4,000.00	3,000.00	3,000.00	3,000.00	0.00	29,500.00
5456 Travel Reimburs	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5457 Payroll Other	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
5450 Total PAYROLL	3,160.00	3,160.00	5,660.00	6,160.00	6,160.00	7,160.00	7,160.00	7,160.00	6,160.00	6,160.00	6,160.00	3,160.00	67,420.00
5500 PAYROLL TAXES													
5501 FICA	200.00	225.00	225.00	200.00	200.00	455.00	455.00	380.00	380.00	380.00	380.00	230.00	3,710.00
5502 Medicare	55.00	55.00	55.00	55.00	101.00	101.00	121.00	121.00	101.00	55.00	55.00	55.00	930.00
5503 FUTA	6.00	6.00	8.00	8.00	8.00	8.00	8.00	12.00	10.00	10.00	10.00	6.00	100.00
5504 SUTA	134.00	134.00	250.00	250.00	250.00	250.00	250.00	250.00	134.00	134.00	134.00	134.00	2,304.00
5505 Workmen's Com	200.00	200.00	275.00	275.00	275.00	275.00	275.00	275.00	300.00	300.00	300.00	200.00	3,150.00
5500 Total PAYROLL	595.00	620.00	813.00	788.00	834.00	1,089.00	1,109.00	1,038.00	925.00	879.00	879.00	625.00	10,194.00
5550 COMMUNITY EVEN													
5551 Internet	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,940.00
5552 Signage	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	400.00
5553 Outdoor Theater	0.00	0.00	1,000.00	0.00	3,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	6,000.00
5554 Other Community	0.00	0.00	0.00	0.00	2,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5550 Total COMMUNI	245.00	345.00	1,245.00	245.00	5,345.00	1,245.00	1,245.00	2,345.00	245.00	245.00	245.00	345.00	13,340.00
5600 ADMINISTRATIVE													
5601 Property Manage	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	4,000.00	4,000.00	4,000.00	45,615.00
5602 Legal Fees	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00	3,000.00
5603 Accounting Fees	6,700.00	200.00	200.00	200.00	250.00	250.00	250.00	250.00	200.00	250.00	250.00	200.00	9,200.00
5605 Meeting Expense	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
5606 Other Admin Exp	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600 Total ADMINIST	10,835.00	5,335.00	4,335.00	4,335.00	4,460.00	5,385.00	4,385.00	4,385.00	4,335.00	4,650.00	5,650.00	4,600.00	62,690.00
5650 INSURANCE													
5651 Liability & Multi-F	2,100.00	3,000.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	500.00	500.00	10,700.00
5652 BOD Ins	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5653 Other Insurance	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	625.00	8,050.00
5650 Total INSURANC	2,775.00	6,675.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,175.00	1,125.00	21,750.00
5700 OFFICE													
5701 Office Supply	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00

	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	TOTAL
5702 Mail/Postage	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
5703 Copies/Reproduc	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5700 Total OFFICE	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	5,460.00
5000 Total EXPENSES	23,686.00	21,619.00	24,187.00	29,312.00	43,008.00	51,138.00	46,508.00	46,537.00	39,474.00	28,018.00	20,293.00	15,039.00	388,819.00
<b>TOTAL EXPENSE</b>	<b>23,686.00</b>	<b>21,619.00</b>	<b>24,187.00</b>	<b>29,312.00</b>	<b>43,008.00</b>	<b>51,138.00</b>	<b>46,508.00</b>	<b>46,537.00</b>	<b>39,474.00</b>	<b>28,018.00</b>	<b>20,293.00</b>	<b>15,039.00</b>	<b>388,819.00</b>
<b>NOI</b>	<b>64,564.00</b>	<b>-4,869.00</b>	<b>-14,143.00</b>	<b>59,288.00</b>	<b>-25,158.00</b>	<b>-40,338.00</b>	<b>44,836.00</b>	<b>-28,537.00</b>	<b>-28,624.00</b>	<b>65,926.00</b>	<b>-1,443.00</b>	<b>-3,239.00</b>	<b>88,263.00</b>
<b>N/O EXPENSE</b>													
6000 NON-OPERATING EXPI													
6002 Funds Transf. to Res	15,700.00	3,200.00	2,150.00	16,000.00	3,200.00	2,150.00	16,250.00	3,250.00	2,200.00	17,000.00	3,300.00	2,250.00	86,650.00
6000 Total NON-OPERAT	15,700.00	3,200.00	2,150.00	16,000.00	3,200.00	2,150.00	16,250.00	3,250.00	2,200.00	17,000.00	3,300.00	2,250.00	86,650.00
<b>TOTAL N/O EXPENSE</b>	<b>15,700.00</b>	<b>3,200.00</b>	<b>2,150.00</b>	<b>16,000.00</b>	<b>3,200.00</b>	<b>2,150.00</b>	<b>16,250.00</b>	<b>3,250.00</b>	<b>2,200.00</b>	<b>17,000.00</b>	<b>3,300.00</b>	<b>2,250.00</b>	<b>86,650.00</b>
<b>NET INCOME</b>	<b>48,864.00</b>	<b>-8,069.00</b>	<b>-16,293.00</b>	<b>43,288.00</b>	<b>-28,358.00</b>	<b>-42,488.00</b>	<b>28,586.00</b>	<b>-31,787.00</b>	<b>-30,824.00</b>	<b>48,926.00</b>	<b>-4,743.00</b>	<b>-5,489.00</b>	<b>1,613.00</b>

	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	TOTAL
<b>NET INCOME SUMMARY</b>													
Income	88,250.00	16,750.00	10,044.00	88,600.00	17,850.00	10,800.00	91,344.00	18,000.00	10,850.00	93,944.00	18,850.00	11,800.00	477,082.00
Expense	23,686.00	21,619.00	24,187.00	29,312.00	43,008.00	51,138.00	46,508.00	46,537.00	39,474.00	28,018.00	20,293.00	15,039.00	388,819.00
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Operating Income	64,564.00	-4,869.00	-14,143.00	59,288.00	-25,158.00	-40,338.00	44,836.00	-28,537.00	-28,624.00	65,926.00	-1,443.00	-3,239.00	88,263.00
NonOperating Expense	15,700.00	3,200.00	2,150.00	16,000.00	3,200.00	2,150.00	16,250.00	3,250.00	2,200.00	17,000.00	3,300.00	2,250.00	86,650.00
<b>NET INCOME</b>	<b>48,864.00</b>	<b>-8,069.00</b>	<b>-16,293.00</b>	<b>43,288.00</b>	<b>-28,358.00</b>	<b>-42,488.00</b>	<b>28,586.00</b>	<b>-31,787.00</b>	<b>-30,824.00</b>	<b>48,926.00</b>	<b>-4,743.00</b>	<b>-5,489.00</b>	<b>1,613.00</b>

