

CINNAMON COVE TERRACE VII							
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		
	INCOME:						
	MAINTENANCE	\$ 127,801.05	\$ 355.00	\$ 132,004.57	\$ 366.68		
	TOTAL INCOME	QTRLY	\$ 1,065.00	QTRLY	\$ 1,100.00		
	EXPENSES						
	ELECTRICITY	\$ 1,460.00	\$ 4.06	\$ 1,200.00	\$ 3.33		
	WATER/SEWER	\$ 11,690.00	\$ 32.47	\$ 13,000.00	\$ 36.11		
	TRASH	\$ 2,069.00	\$ 5.75	\$ 2,288.00	\$ 6.36		
	ELEVATOR	\$ 1,635.00	\$ 4.54	\$ 1,675.00	\$ 4.65		
	TELEPHONE	\$ 569.00	\$ 1.58	\$ 622.00	\$ 1.73		
	OTHER (GEN MAINT)	\$ 4,868.00	\$ 13.52	\$ 4,500.00	\$ 12.50		
	JANITORIAL	\$ 2,658.00	\$ 7.38	\$ 2,500.00	\$ 6.94		
	INTERIOR PEST CONT	\$ 580.00	\$ 1.61	\$ 809.00	\$ 2.25		
	PEST CTRL RODENTS	\$ 240.00	\$ 0.67	\$ 315.00	\$ 0.88		
	FERT/PEST CTRL	\$ 1,700.00	\$ 4.72	\$ 1,900.00	\$ 5.28		
	LAWN CONTRACT	\$ 5,346.00	\$ 14.85	\$ 5,340.00	\$ 14.83		
	LANDSCAPE	\$ 2,464.00	\$ 6.84	\$ 4,000.00	\$ 11.11		
	COURTYARD DÉCOR			\$ 600.00	\$ 1.67		
	TREE TRIMMING	\$ 670.00	\$ 1.86	\$ 720.00	\$ 2.00		
	IRRIGATION	\$ 668.00	\$ 1.86	\$ 854.00	\$ 2.37		
	MANAGEMENT FEE	\$ 5,400.00	\$ 15.00	\$ 5,400.00	\$ 15.00		
	PROP PACKAGE	\$ 30,375.66	\$ 84.38	\$ 25,878.00	\$ 71.88		
	FLOOD INSURANCE	\$ 3,613.00	\$ 10.04	\$ 5,150.00	\$ 14.31		
	DIVISION FEES	\$ 120.00	\$ 0.33	\$ 120.00	\$ 0.33		
	CORP ANN REPORT	\$ 62.00	\$ 0.17	\$ 62.00	\$ 0.17		
	ACCOUNTING FEES	\$ 175.00	\$ 0.49	\$ 175.00	\$ 0.49		
	LEGAL	\$ 2,000.00	\$ 5.56	\$ 1,000.00	\$ 2.78		
	MASTER FEES	\$ 27,000.00	\$ 75.00	\$ 27,000.00	\$ 75.00		
	OFFICE EXPENSE	\$ 1,296.00	\$ 3.60	\$ 800.00	\$ 2.22		
	BAD DEBT	\$ 5,000.00	\$ 13.89	\$ 2,500.00	\$ 6.94		
	CONTINGENCY	\$ 2,165.00	\$ 6.01	\$ 2,000.00	\$ 5.56		
	TOTAL OPERATING	\$ 113,823.66	\$ 316.18	\$ 110,408.00	\$ 306.69		
900	RESERVES	\$ 13,977.39	\$ 38.83	\$ 21,596.57	\$ 59.99		
	TOTAL BUDGET	\$ 127,801.05	\$ 355.00	\$ 132,004.57	\$ 366.68		
	RESERVES			REMAINING			
		REPLACE	FUNDED	BALANCE	ESTIM	REMAIN	2016
	LINE ITEM	COST	12/31/2015	12/31/2015	LIFE	LIFE	FUNDING
	PAINTING	\$ 34,000.00	\$ 13,489.91	\$ 20,510.09	8	8	\$ 2,563.76
	PAVING	\$ 23,000.00	\$ 13,892.25	\$ 9,107.75	24	9	\$ 1,011.97
	ROOFS-BLDGS	\$ 134,000.00	\$ 47,137.91	\$ 86,862.09	30	25	\$ 3,474.48
	CARPORTS	\$ 70,000.00	\$ 35,124.72	\$ 34,875.28	25	15	\$ 2,325.02
	WALKWAY/STAIRS	\$ 30,000.00	\$ 20,692.16	\$ 9,307.84	15	2	\$ 4,653.92
	IRRIGATION	\$ 3,000.00	\$ 2,999.79	\$ 0.21	3	0	\$ -
	DEF MAINT		\$ 2,645.17	\$ -			\$ 2,385.00
	ELEVATOR	\$ 60,000.00	\$ 23,723.11	\$ 36,276.89	35	7	\$ 5,182.41
	INTEREST		\$ 5,006.34	\$ -			\$ -
	TOTAL RESERVES	\$ 354,000.00	\$ 164,711.36	\$ 196,940.15			\$ 21,596.57