

FY 2013 Expenses	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Income													
Assessments	\$ 82,452.00	\$ 83,198.00	\$ 83,323.00	\$ 83,223.00	\$ 83,148.00	\$ 83,323.00	\$ 83,013.70	\$ 83,248.00	\$ 82,998.00	\$ 83,098.00	\$ 82,039.00	\$ 83,198.00	\$ 996,261.70
Bankruptcy											\$ 484.00		\$ 484.00
Unit 332Rental	\$ 722.50	\$ 832.50	\$ 832.50	\$ 832.50	\$ 832.50	\$ 832.50	\$ 832.50	\$ 468.81	\$ 833.50		\$ 1,515.00	\$ 832.50	\$ 9,367.31
Unit 512 Rent									\$ 140.00		\$ 1,710.00	\$ 855.00	\$ 2,705.00
Non-assessed income	\$ 51,600.00					\$ 1,417.81			\$ 874.64				\$ 53,892.45
Brighthouse Royalty Fee											\$ 880.76		\$ 880.76
Late Charges	\$ 1,980.91	\$ 1,312.56	\$ 1,030.76	\$ 1,050.00	\$ 1,200.00	\$ 2,618.34	\$ 1,050.00	\$ 975.00	\$ 1,050.00	\$ 1,067.46	\$ 170.19	\$ 925.00	\$ 14,430.22
Legal Fees & Costs	\$ 5,885.25	\$ 527.31	\$ 125.00	\$ (250.00)		\$ 5,144.93				\$ 44.00	\$ 2,656.21		\$ 14,132.70
Interest	\$ 15.53	\$ 12.93	\$ 8.07	\$ 8.72	\$ 7.09	\$ 7.02	\$ 6.96	\$ 5.29	\$ 6.03	\$ 6.88	\$ 6.12	\$ 7.18	\$ 97.82
Admin Fees	\$ 50.00	\$ 50.00	\$ 150.00	\$ 150.00		\$ 50.00			\$ 50.00	\$ 100.00	\$ 100.00	\$ 50.00	\$ 750.00
Bank Charges	\$ 12.00	\$ 24.00	\$ 12.00	\$ 12.00	\$ 36.00		\$ 12.00	\$ 12.00	\$ 12.00		\$ 36.00		\$ 168.00
Postage		\$ 12.40	\$ 6.20	\$ (0.03)		\$ 6.20			\$ 6.57	\$ 14.60		\$ 26.32	\$ 85.42
Misc	\$ 11.50										\$ 425.00		\$ 436.50
Owner Work Orders							\$ 234.30				\$ 600.00		\$ 834.30
Total Income	\$ 142,729.69	\$ 85,969.70	\$ 85,487.53	\$ 85,026.19	\$ 85,223.59	\$ 93,399.80	\$ 85,149.46	\$ 84,709.10	\$ 85,970.74	\$ 84,330.94	\$ 90,648.60	\$ 85,880.84	\$ 1,094,526.18

Admin and Management

Management Fee	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 4,152.95	\$ 49,835.40
Postage	\$ 276.18	\$ 37.60	\$ 52.25	\$ 34.55	\$ 35.55	\$ 28.20	\$ 28.20	\$ 180.27	\$ 19.76	\$ 193.82	\$ 47.42	\$ 65.25	\$ 999.05
Copies/Supplies	\$ 1,629.30	\$ 21.60	\$ 19.50	\$ 26.30	\$ 35.90	\$ 116.13	\$ 15.80	\$ 265.32	\$ 20.90	\$ 141.15	\$ 11.80	\$ 14.60	\$ 2,318.30
Copying	\$ 87.20	\$ 55.00	\$ 46.60	\$ 84.60	\$ 57.30	\$ 47.30	\$ 47.30	\$ 236.72	\$ 66.00	\$ 51.50	\$ 57.00	\$ 329.47	\$ 1,165.99
Audit/Review/Comp							\$ 7,250.00						\$ 7,250.00
Bank Charges	\$ 12.00	\$ 24.00	\$ 12.00	\$ 12.00	\$ 36.00		\$ 12.00	\$ 46.00	\$ 12.00		\$ 36.00		\$ 202.00
Morgan Stanley-Bus. Fee									\$ 95.00				\$ 95.00
Legal Expense	\$ 4,043.20	\$ 1,831.55	\$ 1,431.90	\$ 1,175.45	\$ 3,295.78	\$ 1,126.20		\$ 5,307.68	\$ 312.00			\$ 874.50	\$ 19,398.26
Insurance D&O/ Gen Liab	\$ 1,248.43	\$ 1,248.43	\$ 1,292.98	\$ 1,248.43	\$ 1,248.43	\$ 1,248.43	\$ 1,248.43	\$ 1,255.77	\$ 1,255.67	\$ 1,255.72	\$ 1,255.72	\$ 1,255.72	\$ 15,062.16
Insurance - Fidelity	\$ 192.96	\$ 192.96	\$ 192.99	\$ 192.99	\$ 192.99	\$ 86.25	\$ 86.25	\$ 406.38	\$ 192.95	\$ 192.95	\$ 192.95	\$ 192.95	\$ 2,315.57
Insurance - Property	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,830.19	\$ 13,228.43		\$ 13,996.65	\$ 13,996.70	\$ 151,863.30
Insurance Prop Elm	\$ 190.94	\$ 190.94	\$ 190.94			\$ 909.72							\$ 1,482.54
Insurance Cypress Ct.						\$ 1,115.60							\$ 1,115.60
Insurance - Work. Comp.	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 49.17	\$ 54.37	\$ 595.24
Insurance- Loan Cost								\$ 496.61					\$ 496.61
Insurance-Loan Interest Exp										\$ 5,417.10			\$ 5,417.10
Condo Filing Fee						\$ 1,376.00							\$ 1,376.00
Corporate Filing Fee										\$ 61.25			\$ 61.25
Pool Permit													\$ -
Telephone	\$ 201.92	\$ 200.87	\$ 203.83	\$ 353.58	\$ 166.81	\$ 184.27	\$ 184.27	\$ 183.69	\$ 198.87	\$ 168.87	\$ 183.59	\$ 183.67	\$ 2,414.24
Income Tax													\$ -
Bad Debt Expense	\$ 7,478.98	\$ 8,243.15	\$ 2,824.21					\$ 16,048.96		\$ 15,166.23	\$ 14,788.98		\$ 64,550.51
Misc.				\$ 21.30	\$ 113.00			\$ 54.95	\$ 638.70	\$ 1,234.80	\$ 1,118.00	\$ 75.00	\$ 3,255.75
Admin Fee-COL	\$ 250.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 110.00	\$ 10.00	\$ 10.00	\$ 48.45		\$ 100.00	\$ 100.00	\$ 200.00	\$ 978.45
Admin Fee/Notary			\$ 20.00					\$ 10.00		\$ 20.00		\$ 10.00	\$ 60.00
Service of Notice/Rent													\$ -
Total Admin & Mgmt	\$ 33,643.42	\$ 30,128.41	\$ 24,369.51	\$ 21,231.51	\$ 23,324.07	\$ 24,280.41	\$ 26,914.56	\$ 42,573.11	\$ 20,242.40	\$ 22,727.16	\$ 41,468.58	\$ 21,405.18	\$ 332,308.32

Building Maintenance

Electric/Water Cypress Ct.	\$ 38.39	\$ 36.16	\$ 36.86	\$ 22.43	\$ 36.61	\$ 36.83	\$ 37.28	\$ 37.40	\$ 37.49	\$ 37.28	\$ 37.40	\$ 36.94	\$ 431.07
Electric/Water Willow Ct.							\$ 57.14	\$ 41.62	\$ 40.95				\$ 139.71
Electrical Fixtures			\$ 960.00				\$ 2,400.00		\$ 3,210.00		\$ 1,680.00		\$ 8,250.00
Exterior Repairs	\$ 183.25	\$ 375.00	\$ 295.00	\$ 90.00	\$ 555.00	\$ 540.00	\$ 5,130.00	\$ 4,361.68	\$ 3,690.00		\$ 65.00		\$ 15,284.93
Roof Drains - clean						\$ 750.00		\$ 750.00	\$ 750.00		\$ 375.00		\$ 2,625.00
Shingle Repair		\$ 4,662.00											\$ 4,662.00
Pest Control - Exterior				\$ 50.00						\$ 1,977.00			\$ 2,027.00
Termite Bond		\$ 296.00	\$ 790.00	\$ 1,250.00	\$ 250.00	\$ 300.00		\$ 500.00	\$ 1,305.00	\$ 425.00	\$ 1,720.00	\$ 1,729.00	\$ 8,565.00
Trash Removal	\$ 5,771.92	\$ 5,771.92	\$ 5,771.92	\$ 5,771.92	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 5,980.72	\$ 70,933.44
Total Bldg Maint	\$ 5,993.56	\$ 11,141.08	\$ 7,853.78	\$ 7,184.35	\$ 6,822.33	\$ 7,607.55	\$ 13,605.14	\$ 11,671.42	\$ 15,014.16	\$ 8,420.00	\$ 9,858.12	\$ 7,746.66	\$ 112,918.15

Grounds Maint Power

Entranceway - Power	\$ 16.90	\$ 19.02	\$ 13.38	\$ 29.43	\$ 15.62	\$ 15.25	\$ 17.76	\$ 19.39	\$ 19.02	\$ 18.13	\$ 18.50	\$ 17.76	\$ 220.16
Irrigation - Power	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 24.70	\$ 296.40
Total Electric Power	\$ 41.60	\$ 43.72	\$ 38.08	\$ 54.13	\$ 40.32	\$ 39.95	\$ 42.46	\$ 44.09	\$ 43.72	\$ 42.83	\$ 43.20	\$ 42.46	\$ 516.56

Irrigation

Irrigation Repair	\$ 3,106.65	\$ 4,794.91	\$ 5,185.73	\$ 6,129.95	\$ 4,612.29	\$ 9,032.35		\$ 5,586.37	\$ 5,034.42	\$ 4,007.11	\$ 5,477.54	\$ 3,711.01	\$ 56,678.33
Irrigation Contract	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 750.00		\$ 375.00	\$ 770.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,895.00
Irrigation Water	\$ 10,362.97	\$ 4,702.04	\$ 7,552.91	\$ 3,378.63	\$ 3,127.94	\$ 10,421.27	\$ 4,573.78	\$ 347.99	\$ 6,083.75	\$ 7,203.11	\$ 6,532.66	\$ 5,413.30	\$ 69,700.35
Total Irrigation	\$ 13,844.62	\$ 9,871.95	\$ 13,113.64	\$ 9,883.58	\$ 8,115.23	\$ 20,203.62	\$ 4,573.78	\$ 6,309.36	\$ 11,888.17	\$ 11,585.22	\$ 12,385.20	\$ 9,499.31	\$ 131,273.68

Landscaping

Annuals						\$ 533.00		\$ 447.00			\$ 447.00		\$ 1,427.00
Contract Labor	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	\$ 91,200.00
Weed/ Feed/ Pest Programs	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 21,999.96
Tree Pruning								\$ 4,125.00	\$ 1,500.00		\$ 3,500.00		\$ 9,125.00
Landscape Replacement	\$ 2,156.50	\$ 9,766.50		\$ 14,160.00				\$ 720.50	\$ 325.00		\$ 6,002.50		\$ 33,131.00
Mulch		\$ 7,166.25	\$ 7,166.25	\$ 11,769.19		\$ 12,136.69							\$ 38,238.38
Total Landscape	\$ 11,589.83	\$ 26,366.08	\$ 16,599.58	\$ 35,362.52	\$ 9,433.33	\$ 22,103.02	\$ 9,433.33	\$ 14,725.83	\$ 11,258.33	\$ 9,433.33	\$ 19,382.83	\$ 9,433.33	\$ 195,121.34

Maintenance

Storm Cleanup											\$ 2,200.00		\$ 2,200.00
General Repair	\$ 668.01	\$ 4,309.75	\$ 1,309.50	\$ 2,662.31	\$ 2,655.00		\$ 15,726.05	\$ 300.00	\$ 1,070.00	\$ 4,996.00	\$ 1,455.00	\$ 15.98	\$ 35,167.60
Lake Maintenance	\$ 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
Total Maintenance	\$ 843.01	\$ 4,484.75	\$ 1,484.50	\$ 2,837.31	\$ 2,830.00	\$ 175.00	\$ 15,901.05	\$ 475.00	\$ 1,245.00	\$ 5,171.00	\$ 3,830.00	\$ 190.98	\$ 39,467.60

Pool/Clubhouse Maint

Clubhouse Cleaning	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 201.40	\$ 2,416.80
Clubhouse Supplies			\$ 175.00				\$ 65.00		\$ 55.00				\$ 295.00
Miscellaneous	\$ 794.69		\$ 230.00	\$ 106.50					\$ 500.00				\$ 1,631.19
Pool Maintenance	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 4,620.00
Pool - Equip. Repair			\$ 18.00				\$ 190.00						\$ 208.00
Total Pool/Clubhouse	\$ 1,381.09	\$ 586.40	\$ 1,009.40	\$ 692.90	\$ 586.40	\$ 586.40	\$ 841.40	\$ 586.40	\$ 1,141.40	\$ 586.40	\$ 586.40	\$ 586.40	\$ 9,170.99

Utilities

Electric - 5262 Cypress	\$ -												\$ -
Electric - Consolidated	\$ 424.91	\$ 433.09	\$ 414.48	\$ 433.21	\$ 416.85	\$ 375.68	\$ 367.67	\$ 379.10	\$ 350.10	\$ 317.89	\$ 366.72	\$ 332.63	\$ 4,612.33
Water/Swr Consolidated	\$ 126.45	\$ 143.92	\$ 144.30	\$ 156.84	\$ 102.90	\$ 346.32	\$ 124.45	\$ 123.48	\$ 121.60	\$ 101.99	\$ 120.98	\$ 112.94	\$ 1,726.17
Total Utilities	\$ 551.36	\$ 577.01	\$ 558.78	\$ 590.05	\$ 519.75	\$ 722.00	\$ 492.12	\$ 502.58	\$ 471.70	\$ 419.88	\$ 487.70	\$ 445.57	\$ 6,338.50

Total Expenses	\$ 67,888.49	\$ 83,199.40	\$ 65,027.27	\$ 77,836.35	\$ 51,671.43	\$ 75,717.95	\$ 71,803.84	\$ 76,887.79	\$ 61,304.88	\$ 58,385.82	\$ 88,042.03	\$ 49,349.89	\$ 827,115.14
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Reserves	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 23,199.41	\$ 278,393.00
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Total Expenses	\$ 91,087.90	\$ 106,398.81	\$ 88,226.68	\$ 101,035.76	\$ 74,870.84	\$ 98,917.36	\$ 95,003.25	\$ 100,087.20	\$ 84,504.29	\$ 81,585.23	\$ 111,241.44	\$ 72,549.38	\$ 1,105,508.14
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