

FARRWOOD GREEN II
PROPOSED BUDGET 4/1/2013-3/31/2014

	2012/2013	10 MONTHS	2013/2014	NOTES
	BUDGET	ACTUAL	PROPOSED	
	BUDGET		BUDGET	
INCOME:				
CONDOMINIUM FEE INCOME	\$274,558.08	\$225,625.95	\$274,558.08	
OTHER FEES	\$0.00	\$377.24	\$0.00	
OPERATING ACCOUNT INTEREST	\$0.00	\$11.71	\$0.00	
TOTAL INCOME	\$274,558.08	\$226,014.90	\$274,558.08	
EXPENSES:				
ADMINISTRATIVE				
OFFICE SUPPLIES	\$1,000.00	\$2,273.22	\$1,700.00	
AUDIT FEE	\$2,500.00	\$2,300.00	\$2,500.00	
LEGAL ASSOCIATION FEES	\$4,000.00	\$0.00	\$2,500.00	
LEGAL UNIT OWNER FEES	\$0.00	\$6,653.72	\$0.00	
MANAGEMENT	\$28,704.00	\$23,920.00	\$28,704.00	
ANNUAL MTG EXPENSES	\$2,500.00	\$1,232.00	\$2,500.00	
TOTAL	\$38,704.00	\$36,378.94	\$37,904.00	
UTILITIES:				
STREET LIGHTING (Main Road)	\$3,000.00	\$2,542.47	\$3,000.00	
SECURITY LIGHTING (Common)	\$4,000.00	\$2,627.92	\$3,500.00	
WATER	\$4,200.00	\$2,086.04	\$3,500.00	
TOTAL	\$11,200.00	\$7,256.43	\$10,000.00	
BUILDINGS:				
GUTTER REPAIRS/CLEANING	\$5,000.00	\$4,440.00	\$5,000.00	
TERMITE CONTROL	\$3,000.00	\$2,785.00	\$3,000.00	
FOUNDATION REPAIR	\$10,000.00	\$0.00	\$2,000.00	
SIDING WASHING	\$6,520.00	\$6,875.00	\$0.00	
SUB TOTAL - GENERAL MAINT	\$24,520.00	\$14,100.00	\$10,000.00	
MASONRY REPAIRS	\$8,000.00	\$4,090.00	\$3,000.00	
DECK REPAIRS	\$2,500.00	\$134.29	\$2,500.00	
ELECTRICAL REPAIRS	\$1,500.00	\$2,235.04	\$2,000.00	
SUMP PUMP	\$500.00	\$195.00	\$500.00	
MISC. REPAIRS	\$5,000.00	\$5,378.66	\$5,750.00	
PAINTING	\$500.00	\$2,425.79	\$2,000.00	
JET CLEANING-MAIN LINES	\$1,300.00	\$3,855.00	\$1,300.00	
SUB TOTAL - GENERAL MAINT	\$18,000.00	\$18,313.78	\$15,750.00	
TOTAL GENERAL MAINT. & REPAIR	\$42,520.00	\$32,413.78	\$25,750.00	
GROUNDS:				
SPRINKLER REPAIRS	\$1,500.00	\$900.00	\$1,000.00	
LANDSCAPING	\$27,000.00	\$19,555.20	\$25,000.00	
MISC. GROUNDS	\$4,500.00	\$4,042.00	\$4,500.00	
SNOW REMOVAL	\$30,000.00	\$20,200.00	\$30,000.00	
MAIN ROAD (PORTION)	\$2,400.00	\$0.00	\$2,400.00	
MAIN ROAD (CLEANUP)	\$1,500.00	\$500.00	\$1,000.00	
PARKING LOT/ASPHALT REPAIRS	\$0.00	\$3,432.00	\$35,555.16	
TOTAL	\$66,900.00	\$48,629.20	\$99,455.16	
TAXES/RESERVES/INSURANCE:				
INSURANCE	\$34,000.00	\$27,630.00	\$34,000.00	
TAXES	\$2,850.00	(\$90.00)	\$1,000.00	
RESERVE CONTRIBUTIONS	\$24,000.00	\$20,000.00	\$12,000.00	
TOTAL	\$60,850.00	\$47,540.00	\$47,000.00	
LOAN PAYBACK:				
LOAN PAYBACK (PRINCIPAL)	\$54,384.00	\$36,231.68	\$44,784.48	
LOAN PAYBACK (INTEREST)	\$0.00	\$9,088.32	\$9,664.44	
TOTAL	\$54,384.00	\$45,320.00	\$54,448.92	
TOTAL ALL EXPENSE	\$274,558.00	\$217,538.35	\$274,558.08	
SURPLUS	\$0.08	\$8,476.55	\$0.00	