Springs Condos Budget

		2013
HOA Dues	$	62,800.00
Dog Fee	$	900.00
Interest	$	5.00
Other	$	-
Total Income	$	63,705.00
Insurance	$	7,000.00
Maintenance		
Chimney	$	750.00
Landscaping	$	2,500.00
Common Area	$	10,500.00
Electrical Repairs	$	100.00
Snow Removal	$	1,500.00
Fence Repairs	$	500.00
Loan Payments	$	16,000.00
Misc Maintenance	$	2,500.00
Parking Lot Repairs	$	250.00
Office Expenses		
Copies	$	50.00
Corporate Report	$	10.00
Postage	$	100.00
Storage	$	50.00
Website	$	300.00
Professional Expenses		
Attorney	$	500.00
Consulting	$	250.00
Management	$	4,800.00
Tax Prep	$	75.00
Utilities		
Electricty	$	500.00
Trash	$	4,500.00
Water/ Sewer	$	2,000.00
Total Maint Expenses	$	54,735.00
Capital Expenses	Painting	
	$	36,576.00
Reserve Deposit	$	8,970.00

Cash Flow Projection

Cash - Operating acct 10/1/2011

Cash- Capital/reserve acct 10/1/2011

Projected gain/loss (2012)

Reserve Study exp (2012)

Projected Cash Balance (Dec 2012)