Springs Condos Budget Comparison

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Budget 2013	Actual 2013	% of Budget vs Actual	Proposed 2014
HOA Dues	$ 62,389.52	$ 62,453.00	$ 62,800.00	$ 65,660.38	$ 62,800.00	$ 62,676.91	100%	$ 62,800.00
Dog Fee	$ 754.48	$ 1,082.00	$ -	$ 1,372.62	$ 900.00	$ 1,075.09	119%	$ 1,000.00
Interest	$ 7.73	$ 5.00	$ -	$ 4.50	$ 5.00	$ 2.17	43%	$ 5.00
Other	$ 230.00	$ 75.00		$ 350.00	$ -	$ 300.00		$ -
Total Income	$ 63,381.73	$ 63,615.00	$ 62,800.00	$ 67,387.50	$ 63,705.00	$ 64,054.17	101%	$ 63,805.00
Insurance	$ 6,106.94	$ 9,474.50	$ 7,000.00	$ 10,031.28	$ 10,000.00	$ 6,356.00	64%	$ 10,000.00
Maintenance								
Chimney	$ 680.00	$ 625.00	$ 700.00	$ 680.00	$ 750.00	$ 560.00	75%	$ 750.00
Landscaping	$ 2,225.00	$ 1,370.00	$ 1,500.00	$ 650.00	$ 2,500.00	$ 1,330.00	53%	$ 2,500.00
Common Area	$ 10,200.00	$ 10,200.00	$ 10,500.00	$ 10,200.00	$ 10,500.00	$ 10,233.97	97%	$ 10,500.00
Electrical Repairs	$ 411.45	$ 71.50	$ 100.00	$ 283.11	$ 100.00	$ 610.00	610%	$ 500.00
Snow Removal	$ 2,056.25	$ 1,162.25	$ 1,250.00	$ 745.00	$ 1,500.00	$ 3,020.00	201%	$ 2,225.00
Fence Repairs	$ 750.00	$ -	$ 250.00	$ 65.00	$ 500.00	$ 290.00	58%	$ 500.00
Loan Payments	$ 5,400.00	$ 15,600.00	$ 15,600.00	$ 15,600.00	$ 16,000.00	$ 9,695.00	61%	$ -
Misc Maintenance	$ 2,323.27	$ 1,749.47	$ 1,000.00	$ 2,089.25	$ 2,500.00	$ 700.00	28%	$ 2,500.00
Parking Lot Repairs	$ 525.00	$ 170.00	$ 200.00	$ 170.00	$ 250.00	$ 170.00	68%	$ 250.00
Office Expenses								
Copies	$ 113.96	$ -	$ 50.00	$ 50.10	$ 50.00	$ 23.18	46%	$ 50.00
Corporate Report	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	100%	$ 10.00
Postage	$ 236.00	$ 2.89	$ 150.00	$ 44.00	$ 100.00	$ 92.00	92%	$ 100.00
Storage	$ 35.00	$ 35.00	$ 50.00	$ -	$ 50.00	$ -	0%	$ 35.00
Website	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 275.00	92%	$ 300.00
Professional Expenses								
Attorney	$ -	$ -	$ 500.00	$ (55.00)	$ 500.00	$ 169.75	34%	$ 500.00
Consulting	$ -	$ 900.00	$ 500.00	$ -	$ -	$ -		$ -
Management	$ 4,200.00	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 4,400.00	92%	$ 4,800.00
Tax Prep	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	100%	$ 75.00
Utilities								
Electricty	$ 476.13	$ 445.68	$ 500.00	$ 339.16	$ 500.00	$ 351.96	70%	$ 500.00
Trash	$ 8,954.79	$ 10,160.00	$ 6,000.00	$ 4,434.36	$ 4,500.00	$ 5,211.14	116%	$ 4,750.00
Water/ Sewer	$ 1,666.51	$ 1,868.95	$ 2,250.00	$ 2,190.22	$ 2,000.00	$ 1,787.69	89%	$ 2,000.00
Total Maint Expenses	$ 46,745.30	$ 59,020.24	$ 53,285.00	$ 52,701.48	$ 57,485.00	$ 45,360.69	79%	$ 42,845.00
Capital Expenses	Decks							
Painting	$ 57,000.00			$ 42,586.50				
Reserve Deposit				$ 14,686.02	$ 6,220.00	$ 18,693.48		$ 20,960.00