

Monte Verde - 2008 Final Budget

INCOME:	2007 Budget	Actual YTD 9/30/07	Projected Oct- Dec. 2007	Total Projected 2007	Variance	2008 Budget	Per Unit/Per Qtr
Members Assessments	\$105,080.00	78,809.95	26,270.00	105,079.95	0.05	\$110,135.00	\$573.62
Reserve Assessment	\$33,160.00	24,870.05	8,290.00	33,160.05	(0.05)	\$33,865.00	\$176.38
House Painting Revenue	\$1,200.00	1,200.00	0.00	1,200.00	0.00	\$0.00	\$0.00
Interest Income	\$0.00	1,144.01	0.00	1,144.01	1,144.01	\$0.00	\$0.00
Late Fees	\$0.00	150.00	0.00	150.00	150.00	\$0.00	\$0.00
Late Charge Interest	\$0.00	5.90	0.00	5.90	5.90	\$0.00	\$0.00
FPL Refund	\$0.00	662.23	0.00	662.23	662.23	\$0.00	\$0.00
Miscellaneous Income	\$0.00	5,117.94	0.00	5,117.94	5,117.94	\$0.00	\$0.00
Total Income	\$139,440.00	111,960.08	34,560.00	146,520.08	7,080.08	\$144,000.00	\$750.00
ADMINISTRATIVE EXPENSES:							
Property Management	\$7,000.00	4,725.00	1,750.00	6,475.00	525.00	\$6,900.00	\$35.94
Bristol File Storage Fee	\$120.00	120.00	0.00	120.00	0.00	\$120.00	\$0.63
Professional (Legal, Acctg)	\$550.00	603.50	0.00	603.50	(53.50)	\$625.00	\$3.26
Office, Postage, Checks	\$1,000.00	464.21	100.00	564.21	435.79	\$1,000.00	\$5.21
Corporate Fee	\$71.00	61.25	0.00	61.25	9.75	\$65.00	\$0.34
Taxes	\$300.00	100.00	0.00	100.00	200.00	\$150.00	\$0.78
Insurance	\$1,300.00	1,587.82	560.88	2,148.70	(848.70)	\$2,870.00	\$14.95
Miscellaneous	\$50.00	0.00	12.50	12.50	37.50	\$50.00	\$0.26
Bad Debt Expense	\$0.00	0.00	0.00	0.00	0.00	\$3,000.00	\$15.63
Total Administrative	\$10,391.00	\$7,661.78	\$2,423.38	\$10,085.16	\$305.84	\$14,780.00	\$76.98
COMMON AREA MAINTENANCE:							
Miscellaneous Repairs	\$300.00	94.00	75.00	169.00	131.00	\$300.00	\$1.56
Landscape Maintenance	\$1,830.00	1,120.00	457.50	1,577.50	252.50	\$1,830.00	\$9.53
Hurricane Expense	\$0.00	4,624.90	0.00	4,624.90	(4,624.90)	\$0.00	\$0.00
Landscape Improvements	\$500.00	200.00	125.00	325.00	175.00	\$815.00	\$4.24
Annual Flowers (Summer & Fall)	\$600.00	0.00	300.00	300.00	300.00	\$600.00	\$3.13
Sprinkler/Irrigation Repair	\$800.00	0.00	200.00	200.00	600.00	\$800.00	\$4.17
Mulch (Common area)	\$200.00	0.00	200.00	200.00	0.00	\$200.00	\$1.04
Accent Lighting Rep/Replcmt	\$1,200.00	1,285.41	50.00	1,285.11	(85.11)	\$1,200.00	\$6.25
Street Light Repair/Replcmt	\$2,300.00	1,300.00	0.00	1,300.00	1,000.00	\$2,300.00	\$11.98
Total Common Area Maintenance	\$7,730.00	8,624.31	1,407.50	9,981.51	(2,251.51)	\$8,045.00	\$41.90
Residential Landscape Maintenance							
Residential Landscape Maintenance	\$60,000.00	39,185.00	15,000.00	54,185.00	5,815.00	\$60,000.00	\$312.50
Annual Flowers (fall only)	\$5,500.00	0.00	5,500.00	5,500.00	0.00	\$5,500.00	\$28.65
Mulch	\$7,560.00	0.00	7,560.00	7,560.00	0.00	\$7,560.00	\$39.38
Total Common/Res. Area Maint.	\$73,060.00	\$39,185.00	\$28,060.00	\$67,245.00	\$5,815.00	\$73,060.00	\$380.52

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UTILITIES:							
Electricity	\$4,300.00	2,646.91	1,075.00	3,721.91	578.09	\$4,515.00	\$23.52
Water	\$600.00	249.03	150.00	399.03	200.97	\$600.00	\$3.13
Natural Gas/Street Lighting	\$9,000.00	5,406.38	2,250.00	7,656.38	1,343.62	\$9,450.00	\$49.22
Total Utilities	\$13,900.00	\$8,302.32	\$3,475.00	\$11,777.32	\$2,122.68	\$14,565.00	\$75.86
RESERVES:							
Capital Reserve Funding: (Sidewalk repairs, streetlights)	\$4,660.00	3,494.97	1,165.00	4,659.97	0.03	\$2,300.00	\$11.98
Street Maintenance	\$0.00	0.00	0.00	0.00	0.00	\$2,500.00	\$13.02
Roof Cleaning - 2008	\$3,500.00	2,624.94	875.00	3,499.94	0.06	\$3,750.00	\$19.53
Painting	\$25,000.00	18,749.97	6,250.00	24,999.97	0.03	\$25,000.00	\$130.21
Total Reserves	\$33,160.00	\$24,869.88	8,290.00	33,159.88	0.12	\$33,550.00	\$174.74
TOTAL EXPENSES:	\$138,241.00	\$88,643.29	\$43,655.88	\$132,248.87	\$5,992.13	\$144,000.00	\$750.00
Net Profit/(Loss)	\$1,199.00			\$14,271.21		\$0.00	\$0.00