

2014 Moss Creek Condos**APPROVED BUDGET**

	2014	Comments
Villas Monthly Fee	\$146	22 Villas Units (pay own water)
Commons Monthly Fee	\$195	42 Commons Units (shared water costs)
Total Number of Homes	64	
Income:		
Total Monthly Maintenance Fees	136,560	
Total Revenue	136,560	
Expenses:		
Operating:		
Utilities		
Water & Sewer (Commons Houses)	25,200	\$5K Increase - LWC/MSD Announced Incr.
Electricity - Entrance	324	\$9 Incr.
Street Light Costs	6,000	\$100 Decrease
Landscaping & Upkeep		
Lawn care / Landscape - Contract	19,850	Flat
Landscaping - Contingency	2,000	\$1K Less
Snow Removal	3,133	
General Repairs		
Repairs & Maintenance	18,000	\$8K Incr. from 2013
Housekeeping		
Trash Collection	6,106	New Contract
Pest Control Treatment	360	Approx. Actual 2013
Administrative		
Insurance - Buildings, Liability & D & O	22,000	Trend of Incr. in 2013
Professional Management Fee	10,222	Estimated 3% CPI Incr.
Audit Fee (Compilation)	800	\$1600 Decr. From 2013
Attorney Fees	2,500	Flat
Office Exp.- Copies & Postage	850	Flat
Taxes		
Federal Taxes	-	
KY State Corporation	15	\$10 Decr. (Actual 2013)
Total Expenses (Villas & Commons)	92,160	
Total Expenses (Commons Only)	25,200	
Reserve Contribution	19,200	<u>This Budget satisfies the state & HUD/FHA requirements.</u>
Total Expenses and Reserve Contribution:	\$ 136,560	

Approved 11.10.2013