Shadow Lake Condo Association - 2013 Budget

170 Condo Units

2013 Budget 2012 Budget Change

Percent Change

INCOME	Total	Total	in Budget	in Budget
Monthly Fees	\$497,760.00	\$471,240.00	\$26,520.00	5.63%
Interest Inc.			\$0.00	
net Prepaid & Delinquent			\$0.00	
Miscellaneous Income	\$4,200.00	\$4,200.00	\$0.00	0.00%
Late and Bad Check Charges			\$0.00	
Clubhouse Rental	\$1,700.00	\$1,700.00	\$0.00	0.00%
Carryover Income			\$0.00	
GRAND TOTAL INCOME	\$503,660.00	\$477,140.00	\$26,520.00	5.56%

EXPENSES

Electric	\$2,800.00	\$2,800.00	\$0.00	0.00%
Water & Sanitation	\$94,857.00	\$92,895.00	\$1,962.00	2.11%
Sanitation Surcharge (Storm Water)	\$5,290.00	\$5,100.00	\$190.00	3.73%
Snow Removal	\$20,325.00	\$20,325.00	\$0.00	0.00%
Pool Maint.	\$8,000.00	\$8,000.00	\$0.00	0.00%
Pool Supplies	\$1,500.00	\$1,500.00	\$0.00	0.00%
General Maintenance	\$12,200.00	\$11,000.00	\$1,200.00	10.91%
Maint. Tech Payroll	\$20,008.00	\$18,800.00	\$1,208.00	6.43%
Extermination	\$500.00	\$500.00	\$0.00	0.00%
Clubhouse Cleaning	\$1,560.00	\$1,560.00	\$0.00	0.00%
Clubhouse Maintenance	\$600.00	\$1,200.00	(\$600.00)	-50.00%
Clubhouse Telephone	\$1,206.00	\$1,100.00	\$106.00	9.64%
Lake Maint. & Chemicals	\$1,400.00	\$1,400.00	\$0.00	0.00%
Landscape Misc.	\$14,500.00	\$13,000.00	\$1,500.00	11.54%
Ground Maintenance	\$81,440.00	\$81,442.00	(\$2.00)	-0.00%
Sprinkler Repair Service	\$900.00	\$1,200.00	(\$300.00)	-25.00%
Legal	\$1,400.00	\$1,400.00	\$0.00	0.00%
Auditing & Accounting	\$2,575.00	\$2,400.00	\$175.00	7.29%
Bad Debt	\$0.00	\$0.00	\$0.00	
Adm. Expense Total	\$2,432.00	\$4,500.00	(\$2,068.00)	-45.96%
Management Fees	\$34,020.00	\$33,355.00	\$665.00	1.99%
Fed. Income Tax	\$2,350.00	\$2,700.00	(\$350.00)	-12.96%
Other Taxes, Liscenses, Etc.	\$1,600.00	\$1,600.00	\$0.00	0.00%
Insurance	\$46,738.00	\$40,354.00	\$6,384.00	15.82%
Reserve Fund Items	\$123,229.00	\$123,229.00	\$0.00	0.00%
Painting Buildings	\$22,230.00	\$22,100.00	\$130.00	0.59%
Contingency			\$0.00	
GRAND TOTAL EXPENSES	\$503,660.00	\$493,460.00	\$10,200.00	2.07%

2012 F	ee
\$239.0	00

2013 Fee	
\$244.00	

Increase
\$5.00

OVERAGE/LOSS

0

0

0