

INCOME	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
4070 Other Income	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00	\$355,200.00
4100 Late Fees	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
4500 Other Income	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
Net Operating Income													\$343,800.00
Reserve Account Transfer	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$7,770.00	-\$83,240.00
Total Property Income													\$263,880.00
EXPENSES													
5000 Management Expense													
5004 Sterling Properties Fee	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$1,476.30	\$17,715.60
Total Management													\$17,715.60
5001 Advertising													
Website Hosting	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$456.00
Total Advertising Fees													\$456.00
5030 Maintenance Expense													
Pest Control	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$184.45	\$2,213.40
Onsite Maintenance	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$2,080.00	\$24,960.00
Annual Pool/Spa Maintenance	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$2,070.00
Bioswale Maintenance	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$163.05	\$1,956.60
Landscaping Maintenance	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$1,032.65	\$12,391.80
Plumbing Maintenance (Clubhouse/Common Areas/Sprinklers)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
Roofs/Gutters Maintenance (Included w/Keystone Contract)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security Monitoring	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Dryer Vent Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00
Backflow Testing/Fire Hydrant Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
Quarterly Gate Preventative Maintenance	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$1,200.00
Total Maintenance													\$55,091.80
5050 Insurance Services													
Property Insurance (Arden Insurance)	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00
Reserve Study (4-year Contract)	3000	0	0	0	0	0	0	0	0	0	0	0	\$3,000.00
Total Insurance													\$35,000.00
5060 Legal & Other Professional Fees													
Legal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,000.00	\$11,000.00
License Fees	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00
Total Legal & Other													\$18,440.00
5100 Repairs, Maint., Operations Expense													
Equipment Rental	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
Fuel Costs (Powerwasher)	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
Materials	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Winterization (Shovels and Salt)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Pool Equipment (Chairs and Umbrellas)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
Clubhouse A/C Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Gym Equipment Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Roofing Project													
Total Repairs & Others													\$12,920.00
5300 Taxes Expense													
CPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Filing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Total Taxes Fees													\$4,500.00
5400 Utilities Expense													
Sewer/Septic													\$57,000.00
Water/Water Testing													\$12,000.00
Electricity													\$3,000.00
Trash & Recycle													\$23,000.00
Gas & Propane													\$0.00
Telephone Services													\$0.00
Total Utilities													\$95,000.00
5600 Office Expense													
Postage	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$1,560.00
Office Supplies	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
Total Office Supplies													\$1,860.00
5650 Bank Fees													
Banking Fees	10	10	10	10	10	10	10	10	10	10	10	10	\$120.00
Total Banking Fees													\$120.00

Annual Budget Total \$241,103.40

Total Income	\$263,880.00
Total Expenses	\$241,103.40
Cash Flow	\$22,776.60