

Victoria Parc at Tradition Association, Inc.
for the fiscal year January 1, 2016 thru December 31, 2016
Based on 438 units with no reserves

Description	Actuals 01/01/15- 09/30/15	Projections 10/1/15- 12/31/15	Total Costs Through 12/31/15	2015 Budget	Variance	Proposed 2016 Budget	2016 Monthly Assessments		
							Estates	Manors	Shires
INCOME									
10001 Owner Assessments	97,012	41,576	120,205	959,070	838,865	958,272			
10004 Developer Deficit Funding	133,807	57,346	70,800	0	-70,800	0			
10010 Late Fee Income	363	0	363	0	-363	0			
10025 Returned Check Fees	0	0	0	0	0	0			
12000 Gate/Key Cards	1,520	0	1,520	0	-1,520	0			
10020 Late Fee Interest	143	0	143	0	-143	0			
10030 Interest Income	3	0	3	0	-3	0			
10015 House Charges	1,845	0	1,845	0	-1,845	0			
TOTAL INCOME	234,692	98,922	194,879	959,070	764,191	958,272			
EXPENSES									
Administrative									
30010 Accounting Fees	80	34	114	300	186	300	0.08	0.06	0.06
35000 Bad Debt	0	0	0	2,000	2,000	2,000	0.38	0.38	0.38
30050 Legal Fees	1,222	524	1,746	7,500	5,754	7,500	1.43	1.43	1.43
31015 Office/Postage/Printing	210	80	300	2,500	2,200	1,500	0.29	0.29	0.29
31018 Coupon Books	204	88	292	0	-292	1,862	0.35	0.35	0.35
31000 Management	20,745	8,891	29,636	90,840	61,204	78,840	15.00	15.00	15.00
39999 Misc - Other	485	208	692	0	-692	1,000	0.19	0.19	0.19
34000 State Fees	91	39	130	250	120	250	0.05	0.05	0.05
Total Administrative	23,037	9,873	32,910	103,390	70,480	93,252	17.74	17.74	17.74
32000 Insurance	2,923	771	3,694	15,000	11,306	15,000	2.85	2.85	2.85
Utilities									
42000 Common Electric	6,318	2,708	9,025	17,500	8,475	17,500	3.33	3.33	3.33
45000 Common Water Irrigation	15,334	6,572	21,906	157,260	135,354	157,260	29.92	29.92	29.92
Total Utilities	21,652	9,279	30,931	174,760	143,829	174,760	33.25	33.25	33.25
Repairs/Maintenance									
51000 Estates - Gates R&M	488	209	697	3,000	2,303	2,000	1.42	-	-
Estates - Gates Electric	0	0	0	500	500	500	0.38	-	-
46000 Estates - Gates Phone	540	231	771	700	-71	800	0.57	-	-
52000 Estates Maintenance Contract	35,750	15,321	51,071	161,460	110,389	161,460	110.00	-	-
62000 Manors Maintenance Contract	29,160	12,497	41,657	127,260	85,603	126,000	-	100.00	-
53000 SF CA - Maintenance Contr	41,850	17,936	59,786	96,000	36,214	96,000	36.04	36.04	-
54000 SF CA - Irrigation Repairs	5,906	2,531	8,437	10,000	1,563	10,000	3.75	3.75	-
54500 SF Unit - Irrigation	0	0	0	4,000	4,000	4,000	1.50	1.50	-
55000 SF CA - Landscape Rehab	59,132	25,342	84,474	10,000	-74,474	0	-	-	-
55200 SF CA - Landscape R & M	8,416	3,607	12,023	0	-12,023	10,000	3.75	3.75	-
65500 SF CA - Tree Trimming	5,135	2,201	7,336	1,500	-5,836	7,000	2.63	2.63	-
57000 SF CA - General R&M	1,119	480	1,598	1,500	-98	1,500	0.56	0.56	-
58000 SF CA - Mulch	0	0	0	0	0	6,000	2.25	2.25	-
72000 Shires Lawn/pest/fert/irr	0	0	0	250,000	250,000	250,000	-	-	96.45
Total Repairs/Maintenance	187,496	80,355	267,851	665,920	398,069	675,260	162.84	150.49	96.45
TOTAL OPERATING EXPENSES	235,108	100,279	335,386	959,070	623,684	958,272	218.88	204.33	150.30
Developer Subsidy							(61.68)	(44.33)	-
Assessments							165.00	160.00	150.30
Estates - 121 Single Family (52 ft)				Monthly 2015		Monthly 2016			
				\$ 160.00		\$ 165.00			
Manors - 101 Single Family (40 ft)				\$ 160.00		\$ 160.00			
Shires - 216 Multifamily Townhomes				\$ 152.22		\$ 150.30			