

HEIGHTS PARK AT DAYBREAK PROJECT - 123 UNITS														
	Build Out Budget													
	Service Area Assessment Rate	\$ 140.00												
	Master Association Assessments:	\$ 131.50												
	Total Monthly Assessment	\$ 271.50												
MONTHLY OPERATING BUDGET														
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
GL ACCT #	INCOME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0401	ASSOCIATION ASSMNTS	17,220	17,220	17,220	17,220	17,220	17,220	17,220	17,220	17,220	17,220	17,220	17,220	206,640
04030001	BLDR/DEVL R ASSESS	-	-	-	-	-	-	-	-	-	-	-	-	-
0430	DEVELOPER SUBSIDY	-	-											-
0423	LESS: BAD DEBT	-	-	(1,033)	-	-	(1,033)	-	-	(1,033)	-	-	(1,033)	(4,133)
04410001	COLLECTION FEE REVEN	-	-	-	-	-	-	-	-	-		-	-	-
0498	TRANSFER TO RESERVE	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(4,920)	(59,040)
	TOTAL INCOME	12,300	12,300	11,267	12,300	12,300	11,267	12,300	12,300	11,267	12,300	12,300	11,267	143,467
	EXPENSES													
GL ACCT #	ADMINISTRATIVE & GENERAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0563	LIC, FEES, PERMITS	-	10	-	-	-	-	-	-	-	-	30	-	40
0562	LEGAL FEES/ATTORNEYS	-	-	200	-	-	200	-	-	200	-	-	200	800
05610001	COLLECTIONS	-	-	-	-	-	-	-	-	-	-	-	-	-
0565	MANAGEMENT FEES	-	369	369	369	369	369	369	369	369	369	369	369	4,059
0567	MEETING EXPENSE	-	25	-	-	-	25	-	-	25	-	50	-	125
0569	OFFICE SUPPLIES	20	20	20	20	20	20	20	20	20	20	20	20	240
0572	POSTAGE	38	2	2	38	2	2	38	2	2	38	38	2	204
05790001	MILEAGE/AUTO	10	10	10	10	10	10	10	10	10	10	10	10	120
	TOTAL ADMINISTRATION	68	436	601	437	401	626	437	401	626	437	517	601	5,588
GL ACCT #	CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
06060003	BUILDING INSPECTION	-	-	-	-	-	-		142	142	142	142	142	710
0610	RESERVE STUDY	-	-	-	-	-	-	-	-	-	-	-	-	-
0619	LANDSCAPE MAINT	-	-	3,690	3,690	3,690	3,690	3,690	3,690	3,690	3,690	3,690	-	33,210
0625	PEST CONTROL	-	-	-	90	90	90	90	90	125	-	-	-	575
0645	SNOW REMOVAL	1,000	1,000	750	-	-	-	-	-	-	1,500	2,750	3,000	10,000

	TOTAL CONTRACT SERVICES	1,000	1,000	4,440	3,780	3,780	3,780	3,780	3,922	3,957	5,332	6,582	3,142	44,495
GL ACCT #	REPAIR & MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0699	MISCELLANEOUS REPAIR	233	233	233	233	233	233	-	233	233	233	233	233	2,567
0665	IRRIGATION REPAIR	-	-	-	-	150	150	-	150	150	-	-	-	600
06650002	BACKFLOW TESTING	-	-	-	-	-	150	-	-	-	-	-	-	150
06660001	LANDSCAPE REPAIRS	-	-	-	-	5,000	5,000	5,705	-	-	-	-	-	15,705
	TOTAL REPAIRS & MAINT	233	233	233	233	5,383	5,533	5,705	383	383	233	233	233	19,022
GL ACCT #	PARTS & SUPPLIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0749	MISCELLANEOUS	250	250	250	250	250	250	250	250	250	250	250	250	3,000
07490001	ICE MELT/SNOW SUPPLY	75	75	75	-	-	-	-	-	-	-	75	75	375
	TOTAL PARTS & SUPPLIES	325	325	325	250	250	250	250	250	250	250	325	325	3,375
GL ACCT #	UTILITIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0751	ELECTRICITY	96	96	96	96	250	300	300	300	300	150	100	96	2,180
0758	WATER	144	144	144	360	400	400	500	500	400	250	144	144	3,530
	TOTAL UTILITIES	240	240	240	456	650	700	800	800	700	400	244	240	5,710
GL ACCT #	TAXES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0807	INCOME TAXES	-	-	-	-	-	-	-	100	-	-	-	-	100
	TOTAL TAXES	-	-	-	-	-	-	-	100	-	-	-	-	100
GL ACCT #	INSURANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
0851	ASSOC MASTER POLICY	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	65,178
	TOTAL INSURANCE	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	5,432	65,178
	TOTAL EXPENSE	7,298	7,666	11,271	10,588	15,896	16,321	16,404	11,288	11,348	12,084	13,332	9,973	143,467
	NET INCOME/(LOSS)	5,002	4,634	(4)	1,712	(3,596)	(5,054)	(4,104)	1,012	(81)	216	(1,032)	1,294	0