

Castellina Condominiums Owners Association, Inc.
2014 Proposed Budget

| Income: | | | | | | | | | | | | | 2014 Proposed Budget | 2013 Actual Expenses | 2013 Approved Budget | Budget Variance |
|-----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|--------------------|
| Operating Income | January | February | March | April | May | June | July | August | September | October | November | December | | | | |
| Assessment - Operating | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$42,780.00 | \$39,845.04 | \$39,845.04 | (\$2,934.96) |
| Assessment -Special | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,710.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,710.00 | \$1,710.00 | \$1,710.00 | \$0.00 |
| Interest Income - Operating | \$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 | \$3.83 | \$0.00 | \$0.00 |
| Other Income | \$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 | \$0.00 | \$0.00 | \$0.00 |
| Total Operating Income | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$5,275.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$3,565.00 | \$44,490.00 | \$41,558.87 | \$41,555.04 | (\$2,934.96) |

Replacement Fund Income

| | | | | | | | | | | | | | | | | |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|------------|------------|------------|
| Assessment - Reserve | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$4,278.00 | \$3,984.48 | \$3,984.48 | (\$293.52) |
| Interest Income - Reserve | \$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 | \$0.00 | \$0.00 | \$0.00 |
| Total Replacement Income | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$356.50 | \$4,278.00 | \$3,984.48 | \$3,984.48 | (\$293.52) |

Operating Expenses:

Exterior Expenses

| | | | | | | | | | | | | | | | | |
|---|------------|------------|------------|----------|------------|------------|------------|------------|------------|---------|----------|----------|-------------|-------------|-------------|--------------|
| Exterior Window Washing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,710.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,710.00 | \$1,710.00 | \$1,710.00 | \$0.00 |
| General Maintenance Expenses | \$50.00 | \$0.00 | \$100.00 | \$0.00 | \$100.00 | \$0.00 | \$0.00 | \$0.00 | \$50.00 | \$0.00 | \$0.00 | \$0.00 | \$300.00 | \$492.93 | \$179.04 | (\$120.96) |
| Landscaping Maintenance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$0.00 | \$0.00 | \$0.00 | \$5,000.00 | \$6,559.50 | \$5,000.00 | \$0.00 |
| Snow Removal - Ground | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$300.00 | \$0.00 | \$300.00 | \$526.50 | \$500.00 | \$200.00 |
| Snow Removal - Roof | \$960.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$960.00 | \$1,332.50 | \$1,500.00 | \$540.00 |
| Snow melt system | \$1,316.00 | \$1,225.00 | \$1,065.00 | \$495.00 | \$445.00 | \$26.75 | \$26.75 | \$26.75 | \$26.75 | \$27.00 | \$145.00 | \$645.00 | \$5,470.00 | \$4,249.94 | \$3,150.00 | (\$2,320.00) |
| Miscellaneous - Thermostat for heat tapes | \$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 | \$0.00 | \$0.00 | \$50.00 |
| Total Exterior Maint. Expenses | \$2,326.00 | \$1,225.00 | \$1,165.00 | \$495.00 | \$1,545.00 | \$2,736.75 | \$1,026.75 | \$1,026.75 | \$1,076.75 | \$27.00 | \$445.00 | \$645.00 | \$13,740.00 | \$14,871.37 | \$12,039.04 | (\$1,650.96) |

Utilities Expenses

| | | | | | | | | | | | | | | | | |
|--------------------------------|------------|------------|------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|-------------|-------------|-------------|------------|
| Water Irrigation System | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$70.00 | \$0.00 | \$0.00 | \$870.00 | \$865.18 | \$1,600.00 | \$730.00 |
| * Bulk Cable Rate/Internet/HBO | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$4,350.00 | \$4,314.00 | \$4,311.00 | (\$39.00) |
| Electricity | \$1,827.00 | \$1,509.00 | \$1,208.00 | \$1,274.00 | \$42.00 | \$42.00 | \$42.00 | \$42.00 | \$42.00 | \$42.00 | \$45.00 | \$145.00 | \$6,260.00 | \$6,464.00 | \$5,384.00 | (\$876.00) |
| Total Utilities Expense | \$2,189.50 | \$1,871.50 | \$1,570.50 | \$1,636.50 | \$404.50 | \$604.50 | \$604.50 | \$604.50 | \$604.50 | \$474.50 | \$407.50 | \$507.50 | \$11,480.00 | \$11,643.18 | \$11,295.00 | (\$185.00) |

Taxes/Insurance Expense

| | | | | | | | | | | | | | | | | |
|-------------------------------|------------|--------|--------|------------|----------|--------|------------|--------|--------|------------|--------|--------|-------------|-------------|-------------|--------------|
| Insurance - General Liability | \$3,746.50 | \$0.00 | \$0.00 | \$3,746.50 | \$0.00 | \$0.00 | \$3,746.50 | \$0.00 | \$0.00 | \$3,746.50 | \$0.00 | \$0.00 | \$14,986.00 | \$14,229.18 | \$13,961.00 | (\$1,025.00) |
| Insurance - D & O | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$750.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$750.00 | \$0.00 | \$750.00 | \$0.00 |
| Tax Returns | \$0.00 | \$0.00 | \$0.00 | \$300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$300.00 | \$300.00 | \$300.00 | \$0.00 |
| Total Taxes/Insurance Expense | \$3,746.50 | \$0.00 | \$0.00 | \$4,046.50 | \$750.00 | \$0.00 | \$3,746.50 | \$0.00 | \$0.00 | \$3,746.50 | \$0.00 | \$0.00 | \$16,036.00 | \$14,529.18 | \$15,011.00 | (\$1,025.00) |

Administration Expenses

| | | | | | | | | | | | | | | | | |
|-------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|------------|------------|----------|
| * Management Fees | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$250.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$0.00 |
| Copies/Postage/Etc. | \$16.00 | \$0.00 | \$0.00 | \$30.00 | \$16.00 | \$0.00 | \$0.00 | \$30.00 | \$0.00 | \$8.00 | \$0.00 | \$0.00 | \$100.00 | \$85.97 | \$100.00 | \$0.00 |
| Legal Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lienses, Permits, Filing Fees | \$0.00 | \$0.00 | \$35.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$25.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$60.00 | \$43.40 | \$55.00 | (\$5.00) |