

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
HOUSTON TX 77074

RED OAK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
BUDGET ANALYSIS SPREADSHEET
01/01/2014

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
INCOME													
ASSESSMENTS	39,445	39,445	39,445	39,445	39,445	39,445	39,445	39,445	39,445	39,445	39,445	39,445	473,340
INTEREST	20	20	20	20	20	20	20	20	20	20	20	20	240
KEYS/CARDS/REMOTES	5	5	5	5	5	5	5	5	5	5	5	5	60
LATE CHARGE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
LEGAL	100	100	100	100	100	100	100	100	100	100	100	100	1,200
OTHER	5	5	5	5	5	5	5	5	5	5	5	5	60
TOTAL INCOME	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	39,675	476,100
OPERATING EXPENSES													
MAINTENANCE & REPAIRS													
A/C & HEATING	10	10	10	10	10	10	10	10	10	10	10	10	120
BUILDING	500	500	500	500	500	500	500	500	500	500	500	500	6,000
CARPETS/DRIVEWAYS/SIDEWA	25	25	25	25	25	25	25	25	25	25	25	25	300
ELECTRICAL	200	200	200	200	200	200	200	200	200	200	200	200	2,400
EXTERMINATING-EXTERIOR	50	50	50	50	50	50	50	50	50	50	50	50	600
GUTTERS	0	0	0	1,650	0	0	0	1,650	0	0	0	0	3,300
IRRIGATION	50	50	50	50	50	50	50	50	50	50	50	50	600
LANDSCAPING	400	400	400	400	400	400	400	400	400	400	400	400	4,800
MISCELLANEOUS	10	10	10	10	10	10	10	10	10	10	10	10	120
PAINTING & S/R - INTERIOR	10	10	10	10	10	10	10	10	10	10	10	10	120
PLUMBING	50	50	50	50	50	50	50	50	50	50	50	50	600
POOL REPAIR & SUPPLIES	800	800	800	800	800	800	800	800	800	800	800	800	9,600
PORTER SERVICE	125	125	125	125	125	125	125	125	125	125	125	125	1,500
ROOF REPAIRS	100	100	100	100	100	100	100	100	100	100	100	100	1,200
SIGNS	150	150	150	150	150	150	150	150	150	150	150	150	1,800
SUPPLIES	20	20	20	20	20	20	20	20	20	20	20	20	240
TOOLS & EQUIPMENT	75	75	75	75	75	75	75	75	75	75	75	75	900
	25	25	25	25	25	25	25	25	25	25	25	25	300
TOTAL MAINTENANCE & REPAIR	2,590	2,590	2,590	4,240	2,590	2,590	2,590	4,240	2,590	2,590	2,590	2,590	34,380
CONTRACT SERVICES EXPENSES													
CABLE CONTRACT	3,225	3,225	3,225	3,225	3,225	3,500	3,500	3,500	3,500	3,500	3,500	3,500	40,625
EXTERMINATING CONTRACT-ITE	0	0	0	1,200	0	0	0	1,025	0	1,025	0	1,025	12,300
LANDSCAPE CONTRACT	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300
PATROL CONTRACT	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600
TRASH CONTRACT	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	17,856
WATER TREATMENT CONTRACT	250	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL CONTRACT SERVICES	8,288	8,288	8,288	9,488	8,288	8,563	8,563	8,563	8,563	8,563	8,563	8,563	102,581
INSURANCE EXPENSES													
BOILER & MACHINERY	107	107	107	107	0	119	107	107	107	107	107	107	1,189
DIRECTORS & OFFICERS	127	127	127	127	0	141	127	127	127	127	127	127	1,411
FIDELITY BOND	57	57	57	57	0	63	60	60	60	60	60	60	651

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
GENERAL LIABILITY	234	234	234	234	0	260	234	234	234	234	234	234	2,600
PROPERTY CASUALTY	11,829	11,829	11,829	11,829	0	13,143	11,829	11,829	11,829	11,829	11,829	11,829	131,433
UMBRELLA	114	114	114	114	0	127	114	114	114	114	114	114	1,267
WORKERS COMPENSATION	0	0	0	0	0	250	0	0	0	0	0	0	250
TOTAL INSURANCE EXPENSES	12,468	12,468	12,468	12,468	0	14,103	12,471	12,471	12,471	12,471	12,471	12,471	138,801
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	110	110	110	110	110	110	110	110	110	110	110	110	3,420
BANK CHARGES	40	40	40	40	40	40	40	40	40	40	40	40	480
LEGAL-CORPORATE	50	50	50	50	50	50	50	50	50	50	50	50	600
LEGAL-INDIVIDUAL	200	200	200	200	200	200	200	200	200	200	200	200	2,400
MANAGEMENT FEE	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	19,500
MISC ADMINISTRATIVE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
MEETING EXPENSE	10	10	10	10	10	10	10	10	10	10	10	10	120
MILEAGE EXPENSE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
OFFICE SUPPLIES&PRINTING	125	125	125	125	125	125	125	125	125	125	125	125	1,500
POSTAGE	75	75	75	75	75	75	75	75	75	75	75	75	900
WEB SITE	25	25	25	25	25	25	25	25	25	25	25	25	300
TOTAL GEN'L. & ADMINISTRAT	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	31,620
ELECTRICITY	826	844	747	734	738	723	641	651	631	713	684	817	8,749
GAS	3,505	3,570	3,534	3,574	3,429	3,261	2,648	3,571	3,755	3,915	3,570	3,298	41,630
WATER & SEWER	5,296	5,428	5,644	5,528	5,629	5,398	5,875	5,745	5,518	6,024	5,678	5,861	67,624
TELEPHONE	232	232	232	232	232	232	232	232	232	232	232	232	2,784
TOTAL UTILITIES	9,859	10,074	10,157	10,068	10,028	9,614	9,396	10,199	10,136	10,884	10,164	10,208	120,787
TAX EXPENSES													
UNEMPLOYMENT TAX	15	15	15	15	15	15	15	15	15	15	15	15	180
TOTAL TAXES	15	15	15	15	15	15	15	15	15	15	15	15	180
TOTAL OPERATING EXPENSES	35,680	35,895	35,978	38,739	23,381	37,345	35,495	37,948	36,235	36,983	38,363	36,307	428,349
CAPITAL IMPROVEMENTS													
RESERVES	3,982	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	47,751
TOTAL CAPITAL IMPROVEMENT	3,982	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	47,751
TOTAL EXPENSES	39,662	39,874	39,957	42,718	27,360	41,324	39,474	41,927	40,214	40,962	42,342	40,286	476,100
TOTAL EXPENSES AND NOTE P	39,662	39,874	39,957	42,718	27,360	41,324	39,474	41,927	40,214	40,962	42,342	40,286	476,100

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
NET INCOME/(LOSS)	13	(199)	(282)	(3,043)	12,315	(1,649)	201	(2,252)	(539)	(1,287)	(2,667)	(611)	0