

**RED OAK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**  
**BUDGET ANALYSIS SPREADSHEET**  
 01/01/2016

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
<b>INCOME</b>													
ASSESSMENTS	40,628	40,628	40,628	40,628	40,628	40,628	40,628	40,628	40,628	40,628	40,628	40,628	487,536
INTEREST	25	25	25	25	25	25	25	25	25	25	25	25	300
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
<b>TOTAL INCOME</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>40,858</b>	<b>490,296</b>
<b>OPERATING EXPENSES</b>													
<b>MAINTENANCE &amp; REPAIRS</b>													
A/C & HEATING	10	10	10	10	10	10	10	10	10	10	10	10	120
BUILDING	700	700	700	700	700	700	700	700	700	700	700	700	8,400
CARPETS/DRIVEWAYS/SIDEWA	50	50	50	50	50	50	50	50	50	50	50	50	600
ELECTRICAL	300	300	300	300	300	300	300	300	300	300	300	300	3,600
EXTERMINATING-EXTERIOR	50	50	50	50	50	50	50	50	50	50	50	50	600
FENCES	50	50	50	50	50	50	50	50	50	50	50	50	600
GUTTERS	0	0	0	1,000	0	0	0	0	0	1,000	0	0	2,000
IRRIGATION	75	75	75	75	75	75	75	75	75	75	75	75	900
KEYS & LOCKS	25	25	25	25	25	25	25	25	25	25	25	25	300
LANDSCAPING	300	300	300	300	300	300	300	300	300	300	300	300	3,600
MISCELLANEOUS	25	25	25	25	25	25	25	25	25	25	25	25	300
PLUMBING	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
POOL FURNITURE	25	25	25	25	25	25	25	25	25	25	25	25	300
POOL REPAIR & SUPPLIES	150	150	150	150	150	150	150	150	150	150	150	150	1,800
PORTER SERVICE	400	400	400	400	400	400	400	400	400	400	400	400	4,800
ROOF REPAIRS	100	100	100	100	100	100	100	100	100	100	100	100	1,200
SIGNS	20	20	20	20	20	20	20	20	20	20	20	20	240
TREES	0	0	0	0	0	0	0	4,000	0	0	0	0	4,000
<b>TOTAL MAINTENANCE &amp; REPAI</b>	<b>3,280</b>	<b>3,280</b>	<b>3,280</b>	<b>4,280</b>	<b>3,280</b>	<b>3,280</b>	<b>3,280</b>	<b>7,280</b>	<b>3,280</b>	<b>4,280</b>	<b>3,280</b>	<b>3,280</b>	<b>45,360</b>
<b>CONTRACT SERVICES EXPENSES</b>													
CABLE CONTRACT	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	41,400
EXTERMINATING CONTRACT-TE	0	0	1,191	0	0	0	0	0	0	0	0	0	1,191
LANDSCAPE CONTRACT	969	969	969	969	969	969	969	969	969	969	969	969	11,628
PATROL CONTRACT	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	28,872
TRASH CONTRACT	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	17,760
WATER TREATMENT CONTRACT	270	270	270	270	270	270	270	270	270	270	270	270	3,240
<b>TOTAL CONTRACT SERVICES</b>	<b>8,575</b>	<b>8,575</b>	<b>9,766</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>8,575</b>	<b>104,091</b>
<b>INSURANCE EXPENSES</b>													
BOILER & MACHINERY	136	136	136	136	0	0	143	143	143	143	143	143	1,402
DIRECTORS & OFFICERS	149	149	149	149	0	0	156	156	156	156	156	156	1,532
FIDELITY BOND	60	60	60	60	0	0	63	63	63	63	63	63	618

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
GENERAL LIABILITY	272	272	272	272	0	0	285	285	285	285	285	285	2,798
PROPERTY CASUALTY	11,435	11,435	11,435	11,435	0	0	12,579	12,579	12,579	12,579	12,579	12,579	121,214
UMBRELLA	115	115	115	115	0	0	121	121	121	121	121	121	1,186
WORKER'S COMPENSATION	0	0	0	0	0	0	550	0	0	0	0	0	550
<b>TOTAL INSURANCE EXPENSES</b>	<b>12,167</b>	<b>12,167</b>	<b>12,167</b>	<b>12,167</b>	<b>0</b>	<b>0</b>	<b>13,897</b>	<b>13,347</b>	<b>13,347</b>	<b>13,347</b>	<b>13,347</b>	<b>13,347</b>	<b>129,300</b>
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	0	0	0	0	0	0	0	0	0	0	2,200	0	2,200
BANK CHARGES	35	35	35	35	35	35	35	35	35	35	35	35	420
LEGAL-CORPORATE	25	25	25	25	25	25	25	25	25	25	25	25	300
LEGAL-INDIVIDUAL	100	100	100	100	100	100	100	100	100	100	100	100	1,200
MANAGEMENT FEE	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
MISC ADMINISTRATIVE	10	10	10	10	10	10	10	10	10	10	10	10	120
MEETING EXPENSE	10	10	10	10	10	10	10	10	10	10	10	10	120
OFFICE SUPPLIES&PRINTING	75	75	75	75	75	75	75	75	75	75	75	75	900
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
<b>TOTAL GEN'L &amp; ADMINISTRAT</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>2,055</b>	<b>4,255</b>	<b>2,055</b>	<b>26,860</b>
ELECTRICITY	832	740	685	611	682	711	675	699	715	600	634	721	8,305
GAS	4,068	3,818	3,600	3,316	2,999	2,582	2,463	2,181	1,642	1,880	2,121	3,469	34,139
WATER & SEWER	6,468	5,779	6,254	5,466	5,591	5,792	6,286	6,181	6,495	7,064	5,893	6,912	74,181
TELEPHONE	327	254	274	273	274	364	318	272	301	300	254	299	3,510
<b>TOTAL UTILITIES</b>	<b>11,695</b>	<b>10,591</b>	<b>10,813</b>	<b>9,666</b>	<b>9,546</b>	<b>9,449</b>	<b>9,742</b>	<b>9,333</b>	<b>9,153</b>	<b>9,844</b>	<b>8,902</b>	<b>11,401</b>	<b>120,135</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>37,772</b>	<b>36,668</b>	<b>38,081</b>	<b>36,743</b>	<b>23,456</b>	<b>23,359</b>	<b>37,549</b>	<b>40,590</b>	<b>36,410</b>	<b>38,101</b>	<b>38,359</b>	<b>38,658</b>	<b>425,746</b>
CAPITAL IMPROVEMENTS													
CONTINGENCY RESERVES	5,379	5,379	5,379	5,379	5,379	5,379	5,379	5,379	5,379	5,379	5,379	5,379	64,548
<b>TOTAL CAPITAL IMPROVEMENT</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>5,379</b>	<b>64,548</b>
<b>TOTAL EXPENSES</b>	<b>43,151</b>	<b>42,047</b>	<b>43,460</b>	<b>42,122</b>	<b>28,835</b>	<b>28,738</b>	<b>42,928</b>	<b>45,969</b>	<b>41,789</b>	<b>43,480</b>	<b>43,738</b>	<b>44,037</b>	<b>490,294</b>
<b>TOTAL EXPENSES AND NOTE P</b>	<b>43,151</b>	<b>42,047</b>	<b>43,460</b>	<b>42,122</b>	<b>28,835</b>	<b>28,738</b>	<b>42,928</b>	<b>45,969</b>	<b>41,789</b>	<b>43,480</b>	<b>43,738</b>	<b>44,037</b>	<b>490,294</b>
<b>NET INCOME/(LOSS)</b>	<b>(2,293)</b>	<b>(1,189)</b>	<b>(2,602)</b>	<b>(1,264)</b>	<b>12,023</b>	<b>12,120</b>	<b>(2,070)</b>	<b>(5,111)</b>	<b>(931)</b>	<b>(2,622)</b>	<b>(2,880)</b>	<b>(3,179)</b>	<b>2</b>