

# Veranda VII at Heritage Oaks Association, Inc.

## 2014 ESTIMATED EXPENSES AND APPROVED BUDGET

### ESTIMATED BUDGET FOR THE PERIOD

January 1, 2014 - December 31, 2014

REVENUES	2013		2014
	SEPTEMBER YR TO DATE	APPROVED BUDGET	ESTIMATED BUDGET
5010 MAINTENANCE ASSESSMENT		\$104,016	\$105,491
5040 OTHER		0	
5045 LATE FEES		0	
<i>TOTAL REVENUE</i>	0	104,016	105,491
RESERVES		26,267	26,267
<i>TOTAL REVENUES</i>	\$0	\$130,283	\$131,758

### EXPENSES AND RESERVES

EXPENSES AND RESERVES			
<b>GROUND</b>			
7110 GROUND CONTRACT		13,498	13,498
7120 PEST CONTROL-EXT.		0	0
7130 MULCH		2,300	1,200
7135 PLANT REPLACEMENT		1,000	1,000
7140 SOD REPLACEMENT		0	0
7145 TREE TRIMMING		1,400	1,500
7150 IRRIGATION CONTRACT		0	0
7155 IRRIGATION REPAIRS		1,000	1,200
<i>TOTAL GROUND</i>	0	19,198	18,398
<b>BUILDING MAINTENANCE</b>			
7210 BUILDING MAINT & REPAIR		3,500	3,500
7275 ROOF REP & MAINT		500	1,000
7220 PEST CONTROL-INT.		988	1,200
7230 JANITORIAL SERVICE		6,035	6,035
7240 FIRE SPRINKLER INSPEC.		350	350
7245 FIRE SPINKLER MAINT.		400	400
7250 ALARM MONITORING		1,733	1,250
7255 ALARM SERVICE		500	700
7260 FIRE EXT. INSP. & MAINT.		300	300
7280 PRESSURE WASHING		1,200	880
<i>TOTAL BUILDING MAINT.</i>	0	15,506	15,615
<b>UTILITIES</b>			
7510 WATER/SEWER		22,000	23,000
7520 ELECTRIC		2,000	2,100
7550 TELEPHONE		450	600
<i>TOTAL UTILITIES</i>	0	24,450	25,700
<b>ADMINISTRATION</b>			
7810 INSURANCE-PACKAGE		31,000	33,000
7815 INSURANCE LOAN INT		0	0
7820 LEGAL/PROFESSIONAL		2,000	500
7825 ACCT & TAX PREP		160	160
7830 DIVISION FEES		208	208
7835 CORPORATE FILING FEES		62	62
7826 IRS TAXES		300	300
7870 MANAGEMENT FEE		10,632	10,848
7880 OFFICE SUPPLIES,POST, ETC.		500	700
7885 FORECLOSURES/NONPAYMENT FEES		0	0
<i>TOTAL ADMINISTRATION</i>	0	44,862	45,778
<i>TOTAL OPERATING EXPENSE</i>	0	104,016	105,491
<b>RESERVES</b>			
RESERVES - SCHEDULE B	0	26,267	26,267
<i>TOTAL EXPENSES AND RESERVE</i>	\$0	\$130,283	\$131,758

## ASSESSMENTS

UNIT ASSESSMENT - QUARTERLY	2013	2014
MAINTENANCE	\$501.00	\$508.00
RESERVES	\$126.00	128.00
<i>TOTAL</i>	\$627.00	\$636.00

TOTAL UNITS 52  
MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR