

# Fiscal Year Budget

Property: University Woods at Centennial

Monthly recap As of 02/01/22 Profit and Loss

|                                    | JAN 22           | FEB 22           | MAR 22           | APR 22           | MAY 22           | JUN 22           | JUL 22           | AUG 22           | SEP 22           | OCT 22           | NOV 22           | DEC 22           | TOTAL             |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>INCOME</b>                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 4001 HOA Assessments               | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 46,440.00        | 557,280.00        |
| 4003 Late Fee                      | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 124.00           | 1,488.00          |
| 4010 Utilities Income              | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 240,000.00        |
| <b>TOTAL INCOME</b>                | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>66,564.00</b> | <b>798,768.00</b> |
| <b>EXPENSE</b>                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5100 Building Maintenance          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5115 Plumbing Repairs              | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 900.00           | 10,800.00         |
| 5118 Building Repairs              | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 12,000.00         |
| 5126 Extermination/Termite Bond    | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 4,000.00         | 300.00           | 300.00           | 7,300.00          |
| 5130 Misc Repair - Fire Ext & Sys  | 0.00             | 0.00             | 0.00             | 9,000.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 9,000.00          |
| 5132 Exterior Building Repairs & I | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 1,710.00         | 20,520.00         |
| 5133 Roof Repairs                  | 200.00           | 200.00           | 200.00           | 200.00           | 500.00           | 200.00           | 232.00           | 200.00           | 500.00           | 200.00           | 200.00           | 200.00           | 3,032.00          |
| 5135 Gutters Repairs/Cleaning      | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 3,325.00         | 0.00             | 0.00             | 0.00             | 3,325.00          |
| 5137 Deck Repairs/Maintenance      | 200.00           | 0.00             | 500.00           | 0.00             | 0.00             | 500.00           | 0.00             | 0.00             | 0.00             | 0.00             | 300.00           | 0.00             | 1,500.00          |
| 5100 Total Building Maintenance    | 4,310.00         | 4,110.00         | 4,610.00         | 13,110.00        | 4,410.00         | 4,610.00         | 4,142.00         | 4,110.00         | 7,735.00         | 7,810.00         | 4,410.00         | 4,110.00         | 67,477.00         |
| 5200 Grounds                       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5201 Grounds Contract              | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 2,670.00         | 32,040.00         |
| 5206 Grounds Clean Up              | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 1,350.00         | 16,200.00         |
| 5211 Retention Ponds               | 0.00             | 0.00             | 1,500.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 1,500.00          |
| 5200 Total Grounds                 | 4,020.00         | 4,020.00         | 5,520.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 4,020.00         | 49,740.00         |
| 5500 Utilities                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5502 Utilities - Area Lights       | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 2,016.00         | 24,192.00         |
| 5503 Utilities - Water             | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 20,000.00        | 240,000.00        |
| 5509 Fire Inspection               | 0.00             | 0.00             | 0.00             | 8,000.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 8,000.00          |
| 5510 Trash Disposal                | 4,000.00         | 4,000.00         | 4,000.00         | 4,000.00         | 4,000.00         | 4,000.00         | 6,000.00         | 8,000.00         | 4,000.00         | 4,000.00         | 4,000.00         | 4,000.00         | 54,000.00         |
| 5500 Total Utilities               | 26,016.00        | 26,016.00        | 26,016.00        | 34,016.00        | 26,016.00        | 26,016.00        | 28,016.00        | 30,016.00        | 26,016.00        | 26,016.00        | 26,016.00        | 26,016.00        | 326,192.00        |
| 5600 General Expenses              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5602 Accounting Fees               | 0.00             | 0.00             | 0.00             | 3,400.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 3,400.00          |
| 5603 Legal Fees                    | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 1,200.00          |
| 5605 Security Guard Expense        | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 4,400.00         | 52,800.00         |
| 5607 Printing, Forms and Miscell   | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 150.00           | 1,800.00          |
| 5611 Meeting Expense               | 50.00            | 0.00             | 0.00             | 50.00            | 0.00             | 0.00             | 50.00            | 0.00             | 0.00             | 50.00            | 300.00           | 0.00             | 500.00            |
| 5613 HOA Management Fee            | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 3,300.00         | 39,600.00         |
| 5618 Insurance                     | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 71,000.00        | 0.00             | 0.00             | 0.00             | 0.00             | 71,000.00         |
| 5627 Transfer to Reserve           | 2,479.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 2,480.00         | 29,759.00         |
| 5600 Total General Expenses        | 10,479.00        | 10,430.00        | 10,430.00        | 13,880.00        | 10,430.00        | 10,430.00        | 10,480.00        | 81,430.00        | 10,430.00        | 10,480.00        | 10,730.00        | 10,430.00        | 200,059.00        |

|                                      | JAN 22           | FEB 22           | MAR 22           | APR 22            | MAY 22            | JUN 22           | JUL 22           | AUG 22            | SEP 22           | OCT 22           | NOV 22           | DEC 22           | TOTAL             |
|--------------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|
| 5700 Clubhouse Expenses              |                  |                  |                  |                   |                   |                  |                  |                   |                  |                  |                  |                  |                   |
| 5709 Clubhouse Cable/Internet        | 110.00           | 110.00           | 110.00           | 110.00            | 110.00            | 110.00           | 110.00           | 110.00            | 110.00           | 110.00           | 110.00           | 110.00           | 1,320.00          |
| 5700 Total Clubhouse Expenses        | 110.00           | 110.00           | 110.00           | 110.00            | 110.00            | 110.00           | 110.00           | 110.00            | 110.00           | 110.00           | 110.00           | 110.00           | 1,320.00          |
| 6000 Administrative Apartments       |                  |                  |                  |                   |                   |                  |                  |                   |                  |                  |                  |                  |                   |
| 6012 Mail delivery                   | 1,790.00         | 1,790.00         | 1,790.00         | 1,790.00          | 1,790.00          | 1,790.00         | 1,790.00         | 1,790.00          | 1,790.00         | 1,790.00         | 1,790.00         | 1,790.00         | 21,480.00         |
| 6000 Total Administrative Apartments | 1,790.00         | 1,790.00         | 1,790.00         | 1,790.00          | 1,790.00          | 1,790.00         | 1,790.00         | 1,790.00          | 1,790.00         | 1,790.00         | 1,790.00         | 1,790.00         | 21,480.00         |
| 7001 Capital Expenses                |                  |                  |                  |                   |                   |                  |                  |                   |                  |                  |                  |                  |                   |
| 7007 Parking Lot                     | 0.00             | 0.00             | 0.00             | 0.00              | 38,000.00         | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 38,000.00         |
| 7009 Painting                        | 0.00             | 0.00             | 9,000.00         | 0.00              | 0.00              | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 9,000.00          |
| 7010 Landscaping                     | 0.00             | 0.00             | 0.00             | 50,000.00         | 0.00              | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 50,000.00         |
| 7040 Powerwashing                    | 0.00             | 0.00             | 0.00             | 0.00              | 10,000.00         | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 10,000.00         |
| 7041 Clean vents                     | 0.00             | 0.00             | 13,500.00        | 0.00              | 0.00              | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 13,500.00         |
| 7084 Insurance 10K                   | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00          | 1,000.00          | 1,000.00         | 1,000.00         | 1,000.00          | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 12,000.00         |
| 7001 Total Capital Expenses          | 1,000.00         | 1,000.00         | 23,500.00        | 51,000.00         | 49,000.00         | 1,000.00         | 1,000.00         | 1,000.00          | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 132,500.00        |
| <b>TOTAL EXPENSE</b>                 | <b>47,725.00</b> | <b>47,476.00</b> | <b>71,976.00</b> | <b>117,926.00</b> | <b>95,776.00</b>  | <b>47,976.00</b> | <b>49,558.00</b> | <b>122,476.00</b> | <b>51,101.00</b> | <b>51,226.00</b> | <b>48,076.00</b> | <b>47,476.00</b> | <b>798,768.00</b> |
| <b>NET INCOME</b>                    | <b>18,839.00</b> | <b>19,088.00</b> | <b>-5,412.00</b> | <b>-51,362.00</b> | <b>-29,212.00</b> | <b>18,588.00</b> | <b>17,006.00</b> | <b>-55,912.00</b> | <b>15,463.00</b> | <b>15,338.00</b> | <b>18,488.00</b> | <b>19,088.00</b> | <b>0.00</b>       |

|                           | JAN 22           | FEB 22           | MAR 22           | APR 22            | MAY 22            | JUN 22           | JUL 22           | AUG 22            | SEP 22           | OCT 22           | NOV 22           | DEC 22           | TOTAL       |
|---------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|-------------|
| <b>NET INCOME SUMMARY</b> |                  |                  |                  |                   |                   |                  |                  |                   |                  |                  |                  |                  |             |
| Income                    | 66,564.00        | 66,564.00        | 66,564.00        | 66,564.00         | 66,564.00         | 66,564.00        | 66,564.00        | 66,564.00         | 66,564.00        | 66,564.00        | 66,564.00        | 66,564.00        | 798,768.00  |
| Expense                   | -47,725.00       | -47,476.00       | -71,976.00       | -117,926.00       | -95,776.00        | -47,976.00       | -49,558.00       | -122,476.00       | -51,101.00       | -51,226.00       | -48,076.00       | -47,476.00       | -798,768.00 |
| <b>NET INCOME</b>         | <b>18,839.00</b> | <b>19,088.00</b> | <b>-5,412.00</b> | <b>-51,362.00</b> | <b>-29,212.00</b> | <b>18,588.00</b> | <b>17,006.00</b> | <b>-55,912.00</b> | <b>15,463.00</b> | <b>15,338.00</b> | <b>18,488.00</b> | <b>19,088.00</b> | <b>0.00</b> |

