

McGregor Woods Homeowner's Association, Inc.
BUDGET - 2013
161 Units
For the period of January 1, 2013 through December 31, 2013

	FORECAST 2012	BUDGET 2012	VAR	BUDGET APPROVED
INCOME				
ASSESSMENT	159,022	159,022	0	169,434
RESERVE	8,417	8,418	(0)	10,885
FINES	18,000	0	18,000	0
INTEREST-OPERATING	56	0	56	0
LATE FEES/FINANCE CHARGES	571	0	571	0
LEGAL FEES	553	3,000	(2,447)	0
APPLICATION FEES	500	0	500	0
MISCELLANEOUS INCOME	10	0	10	0
TOTAL INCOME	187,129	170,440	16,689	180,319
ADMINISTRATIVE & GENERAL				
MANAGEMENT CONTRACT	20,340	20,340	0	20,340
ACCOUNTING FEES	650	650	0	650
LEGAL	5,601	3,000	2,601	2,500
POSTAGE, FREIGHT, UPS	1,194	1,057	137	993
OFFICE EXPENSE	8,969	9,000	(31)	8,410
CORPORATE FEES/TAXES/PERMI	591	311	280	311
SOCIAL EVENTS	200	1,260	(1,060)	1,260
BAD EXPENSE	10,137	5,200	4,937	5,600
MISCELLANEOUS	293	1,020	(727)	1,020
INSURANCE	6,051	5,100	951	6,752
BUILDING & GROUNDS MAINTENANCE				
JANITORIAL CLEANING	6,021	6,000	21	6,000
GENERAL MAINTENANCE	4,393	4,540	(147)	4,200
POOL MAINTENANCE	8,315	8,004	311	7,286
LAWN CONTRACT	46,995	24,000	22,995	40,560
IRRIGATION REPAIRS/MAINT	3,207	7,560	(4,353)	5,616
MULCH/GROUNDS IMPROVEMENT	1,182	18,700	(17,518)	18,248
TREE TRIMMING	0	7,290	(7,290)	5,772
LAKE MAINTENANCE	20,200	28,915	(8,715)	22,515
UTILITIES				
ELECTRIC	10,804	8,275	2,529	9,600
WATER/SEWER	1,727	1,800	(73)	1,800
RESERVES				
RESERVE TRANSFER	8,418	8,418	(0)	10,885
TOTAL EXPENSES	165,288	170,440	(5,152)	180,319
EXCESS REVENUE/EXPENSE	21,841	0	21,841	0

Assessments - Total Units: 161

	2012	Approved	VAR
Assessment Per Unit - Annual	\$ 1,040.00	\$ 1,120.00	\$ (80.00)
Assessment Per Unit - Quarterly	\$ 260.00	\$ 280.00	\$ (20.00)