

# Stanton Farms Townhomes Financial Review

Line Item Category	2011 Yearly Amount Budget	2011 Per Month - Per Yearly Amount Budget	2010 Yearly Amount Actual	2010 Per Month - Per U Yearly Amount Actual	2009 Yearly Amount Actual	2009 Per Month - Per U Yearly Amount Actual	2008 Yearly Amount Actual	2008 Per Month - Per Unit Actual	2007	2006	2005	2004	2003	2002	2001
Assessment Fee Income	\$433,188.00	\$36,098.33	\$413,653.16	\$34,471.10	\$387,828	\$32,319.00	\$355,875	\$29,656.25	\$156,000	\$146,000	\$133,000	\$133,000	\$133,000	\$133,000	\$121.6 mon
Collected for Reserve It	\$167,288.96	\$13,940.75	\$167,289.00	\$13,940.75	\$133,440	\$11,116.67	\$133,440	\$11,116.67	\$135,252	\$119,560					\$180.6 mon
	\$265,899.04	\$22,039.08	\$265,899.04	\$22,039.08	\$254,388	\$21,198.33	\$222,435	\$18,502.92							

## Operating Expenses-Actual

Management Fees	\$18,200.00	\$1,516.67	\$19,661.32	\$1,638.44	\$19,320.00	\$1,610.00	\$18,756.00	\$1,563.00	18,756	19,062					
Invoicing & Mailing	\$5,300.00	\$441.67	\$5,622.40	\$468.53	\$3,680.48	\$306.71	\$3,686.34	\$307.19							
Audit & Tax Preparation	\$1,200.00	\$100.00	\$1,600.00	\$133.33	\$1,730.00	\$144.17	\$2,955.00	\$246.25		1,500					
Bad Debt Expense	\$2,500.00	\$208.33	\$2,161.84	\$180.15	\$0.00	\$0.00	\$0.00	\$0.00							
Board Member Educatic	\$600.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$8.33							
Legal Fees	\$3,000.00	\$250.00	\$6,227.55	\$518.96	\$0.00	\$0.00	\$49,106.50	\$4,092.21	48,064	46,032					
Insurance	\$56,000.00	\$4,666.67	\$56,661.76	\$4,721.81	\$53,152.50	\$4,429.38	\$514.50	\$42.87	4,384	4,605					
Misc. Admin	\$500.00	\$41.67	\$1,544.77	\$128.73	\$1,063.92	\$88.66		\$0.23							
Total Administrative Exp	\$87,300.00	\$7,275.00	\$93,479.64	\$7,789.97	\$78,946.90	\$6,578.91	\$75,118.34	\$6,261.53	71,204	71,199					

## Maintenance Expenses:

Backflow Inspection	\$1,600.00	\$133.33	\$1,467.76	\$122.29	\$1,594.23	\$132.85	\$1,545.00	\$128.75							
Electricity	\$5,300.00	\$441.67	\$4,907.40	\$408.95	\$4,728.74	\$394.06	\$4,466.98	\$372.24	4,243	3,734					
Ext Building Maintenan	\$12,000.00	\$1,000.00	\$12,052.47	\$1,004.37	\$8,310.27	\$692.52	\$5,629.80	\$469.15	9,781	3,183					
Gutter Cleaning	\$5,000.00	\$416.67	\$3,700.00	\$308.33	\$4,918.22	\$409.85	\$4,515.00	\$376.25							
Landscape Maintenance	\$34,400.00	\$2,866.67	\$33,151.20	\$2,762.60	\$28,263.92	\$2,355.33	\$43,195.20	\$3,599.60	31,890	27,646					
Parking Lot Maintenance	\$1,000.00	\$83.33	\$0.00	\$0.00	\$0.00	\$0.00	\$3,217.03	\$268.08							
Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$695.00	\$57.92	\$0.00	\$0.00							
Roof Repair	\$8,000.00	\$666.67	\$6,227.45	\$518.96	\$8,939.00	\$744.92	\$5,617.00	\$468.08							
Sewer	\$36,400.00	\$3,033.33	\$33,422.77	\$2,785.23	\$30,663.36	\$2,555.28	\$28,928.34	\$2,410.69							
Sprague	\$500.00	\$41.67	\$409.38	\$34.11	\$0.00	\$0.00	\$0.00	\$0.00							
Snow Removal	\$12,000.00	\$1,000.00	\$5,544.77	\$461.99	\$3,931.86	\$327.65	\$8,878.80	\$739.90							
Sprinklers	\$5,000.00	\$416.67	\$5,283.70	\$440.31	\$8,350.69	\$695.89	\$12,952.27	\$1,079.36	6,212	6,429					
Trash Removal	\$22,500.00	\$1,875.00	\$22,128.48	\$1,844.04	\$20,945.71	\$1,745.47	\$21,720.54	\$1,810.05	19,414	18,602					
Water	\$36,000.00	\$3,000.00	\$37,452.64	\$3,121.05	\$37,621.81	\$3,135.15	\$38,505.76	\$3,208.81							
Deck Payments to home	\$1,000.00	\$83.33	\$1,000.00	\$83.33	\$0.00	\$0.00	\$0.00	\$0.00							
Misc. Maintenance	\$500.00	\$41.67	\$897.32	\$74.78	\$500.00	\$41.67	\$0.00	\$0.00							
Total Maintenance Expe	\$181,200.00	\$15,100.00	\$167,645.34	\$13,969.61	\$159,462.81	\$13,288.57	\$179,171.72	\$14,931.14	71,540	59,594					
			\$261,124.98	\$21,759.17	\$238,409.71	\$19,866.81	\$254,290.06	\$21,182.51	142,744	130,793					

## Reserve Expenses:

Asphalt Overlay	\$18,826.00	\$1,568.83	\$0.00	\$0.00	\$11,546.00	\$962.17	\$9,531.00	\$794.25							
Drainage Repair/Backfill	\$16,291.00	\$1,357.58	\$32,252.91	\$2,687.74	\$0.00	\$0.00	\$0.00	\$0.00							
Concrete	\$15,000.00	\$1,250.00	\$0.00	\$0.00	\$18,454.00	\$1,537.83	\$11,096.31	\$924.69	8,806	18,777					
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Gutters	\$2,159.00	\$179.92	\$0.00	\$0.00	\$0.00	\$0.00	\$4,257.00	\$354.75	8,968	4,859					
HOA Deck Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,882.88	\$489.57							
Landscape Improvemen	\$14,606.00	\$1,217.17	\$1,905.20	\$158.77	\$2,275.00	\$189.58	\$2,475.00	\$206.25							
Painting/Siding	\$63,016.00	\$5,251.33	\$0.00	\$0.00	\$0.00	\$0.00	\$58,066.00	\$4,838.83	\$59,505	\$141,516	\$130,246	\$218,206			
Reserve Study Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$83.33	\$0.00	\$0.00							
Retaining Walls	\$1,103.00	\$91.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Roots	\$21,500.00	\$1,791.67	\$0.00	\$0.00	\$0.00	\$0.00	\$15,168.00	\$1,264.00	7,335	0	\$170,278	\$409,220			
Sprinkler System Upgrac	\$8,679.00	\$723.25	\$0.00	\$0.00	\$0.00	\$0.00	\$1,022.75	\$85.23	0	5,018					
Tree Maintenance	\$6,109.00	\$509.08	\$6,500.00	\$541.67	\$4,688.48	\$390.71	\$9,905.00	\$825.42		3,064					
Total Reserve Expenses	\$167,289.00	\$13,940.75	\$46,360.14	\$3,863.35	\$37,963.48	\$3,164.45	\$117,399.94	\$9,783.33	\$84,614	\$216,005					

Operating Act			\$214,985.19		\$105,557.00		\$88,216.00		\$98,153	\$46,751	\$40,000	\$50,000	\$40,000	?	?
Reserve Act			\$99,812.85		\$99,993.00		\$4,425.00		\$4,320	\$4,309	\$113,777	\$438,589	\$378,818	?	?

2011 2010 2009 2008 2007 2006 2005 2004 2003 2002 2001