

	2013 BUDGET	2012 BUDGET	INCREASE (DECREASE)
INCOME			
ASSESSMENT INCOME			
5120 Rental Income	67,260.00	67,260.00	0.00
5220 Rental Vacancy	0.00	(4,860.00)	4,860.00
5130 Assessments	1,258,300.00	1,305,472.00	(47,172.00)
5135 Replacement Reserve Assessment	485,174.00	499,824.00	(14,650.00)
5136 Operating Contingency	0.00	4,800.00	(4,800.00)
5137 Special Assessment	0.00	0.00	0.00
5151 Bank Loan Payment	140,650.08	21,000.00	119,650.08
TOTAL ASSESSMENTS:	1,951,384.08	1,893,496.00	57,888.08
FINANCIAL INCOME			
5417 Interest Income - Reserve Accounts	800.00	2,700.00	(1,900.00)
5418 Interest Income - Operating Account	100.00	600.00	(500.00)
TOTAL FINANCIAL:	900.00	3,300.00	(2,400.00)
OTHER INCOME			
5301 Laundry Room Income	52,000.00	50,600.00	1,400.00
5903 Late Fees	3,600.00	4,200.00	(600.00)
5909 Miscellaneous Sundry Income	1,000.00	6,000.00	(5,000.00)
5913 Legal Fees & Tax Rebate Charged Back	0.00	1,200.00	(1,200.00)
5914 Fines & Violations	600.00	600.00	0.00
5915 Document Sales Fees	6,000.00	3,000.00	3,000.00
5919 Moving Fees	10,000.00	4,500.00	5,500.00
5990 Storage Lockers Fees	15,360.00	12,960.00	2,400.00
TOTAL OTHER:	88,560.00	83,060.00	5,500.00
TOTAL INCOME:	2,040,844.08	1,979,856.00	60,988.08

	2013 BUDGET	2012 BUDGET	INCREASE (DECREASE)
EXPENSES			
ADMINISTRATIVE EXPENSES			
6311 Office	4,500.00	4,524.00	(24.00)
6312 Office Equipment	6,300.00	5,820.00	480.00
6313 Printing	3,420.00	3,420.00	0.00
6314 Postage	2,700.00	2,700.00	0.00
6320 Management Fee	154,000.00	142,140.00	11,860.00
6330 Social Activity	1,200.00	1,500.00	(300.00)
6340 Legal Retainer	9,000.00	6,000.00	3,000.00
6341 Legal Collection Expense	0.00	900.00	(900.00)
6350 Accounting Fee	9,000.00	7,000.00	2,000.00
63551 Payroll Processing	864.00	1,092.00	(228.00)
6360 All Telephone Systems	16,040.00	27,600.00	(11,560.00)
6363 All Fire Protection Systems	22,710.00	19,500.00	3,210.00
6377 Bad Debts/Write Offs	12,000.00	6,000.00	6,000.00
6380 Newsletter/Communication	1,800.00	1,200.00	600.00
6381 Recording Secretary	0.00	1,152.00	(1,152.00)
6383 Renting Expense	2,500.00	5,100.00	(2,600.00)
6387 Bank Service Fees	4,008.00	5,880.00	(1,872.00)
6390 Miscellaneous Expenses	500.00	1,200.00	(700.00)
TOTAL ADMINISTRATIVE:	250,542.00	242,728.00	7,814.00
OPERATING EXPENSES			
6431 Janitorial Supplies	2,000.00	3,000.00	(1,000.00)
6432 Janitorial Service	73,080.00	101,220.00	(28,140.00)
6433 Bulbs & Tubes	5,004.00	3,960.00	1,044.00
6434 Staff Uniforms	1,200.00	1,200.00	0.00
6435 Locks/Keys/Transmitters	5,000.00	4,500.00	500.00
6441 Vehicle Expense	900.00	1,200.00	(300.00)
6450 Electricity	90,500.00	90,300.00	200.00
6451 Water	115,000.00	108,600.00	6,400.00
6452 Gas	101,970.00	99,000.00	2,970.00
6460 Building Equipment	5,990.00	11,640.00	(5,650.00)
6462 Exterminating	9,220.00	7,520.00	1,700.00
6469 Garbage Chutes & Compactors	4,000.00	3,104.00	896.00
6470 Garbage Collection	41,604.00	41,604.00	0.00
6491 Licenses & Fees	3,954.00	3,400.00	554.00
TOTAL OPERATING:	459,422.00	480,248.00	(20,826.00)
POOL EXPENSES			
6500 Pool - Contract	28,604.00	26,800.00	1,804.00
6501 Pool - Chemicals & Supplies	1,500.00	1,200.00	300.00
6503 Pool - Maintenance and Repairs	2,000.00	1,500.00	500.00
6506 Pool - Tags & Miscellaneous	1,200.00	1,200.00	0.00
TOTAL POOL:	33,304.00	30,700.00	2,604.00

	2013 BUDGET	2012 BUDGET	INCREASE (DECREASE)
MAINTENANCE EXPENSES			
6514 Security Systems	12,000.00	12,000.00	0.00
6520 Tree Care Contract	17,295.00	17,520.00	(225.00)
6521 Landscape Supplies	25,110.00	31,660.00	(6,550.00)
6525 Landscape Maintenance Contract	93,800.00	90,120.00	3,680.00
6527 Road Seal Coating & Repairs	10,000.00	19,100.00	(9,100.00)
6530 De-Icing Agents	30,000.00	30,000.00	0.00
6541 Staff Purchased Repairs Materials	4,200.00	4,200.00	0.00
6542 General Contractor Repairs	4,504.00	6,000.00	(1,496.00)
6543 Carpet Cleaning	25,582.00	33,470.00	(7,888.00)
6545 Roof Repairs	17,000.00	16,000.00	1,000.00
6549 Maintenance Staff Payroll	133,603.00	144,792.00	(11,189.00)
6550 Elevator Repairs	33,912.00	33,360.00	552.00
6552 HVAC Repairs	10,000.00	15,000.00	(5,000.00)
6554 Concrete Repairs	5,000.00	7,000.00	(2,000.00)
6555 Electrical Repairs	4,800.00	3,600.00	1,200.00
6556 Plumbing Repairs	15,120.00	15,120.00	0.00
6559 Masonry Repairs	40,000.00	36,000.00	4,000.00
6562 Interior Painting	4,020.00	7,020.00	(3,000.00)
6565 Exterior Painting	5,000.00	9,700.00	(4,700.00)
6593 Garage Repairs	24,000.00	20,000.00	4,000.00
TOTAL MAINTENANCE:	514,946.00	551,662.00	(36,716.00)
TAX & INSURANCE			
6711 Employees FICA	10,800.00	10,800.00	0.00
6712 Employees Federal U.E.C.	500.00	172.00	328.00
6713 Employees State U.E.C.	500.00	1,230.00	(730.00)
6720 Property Insurance	131,806.00	122,846.00	8,960.00
6721 Employees Workman's Compensation	5,600.00	5,600.00	0.00
6723 Employee Health Insurance	7,600.00	13,512.00	(5,912.00)
TOTAL TAX & INSURANCE:	156,806.00	154,154.00	2,652.00
TOTAL OPERATING EXPENSES:	1,415,020.00	1,454,232.00	(44,472.00)
NET OPERATING INCOME :	625,824.08	525,624.00	105,460.08
FINANCIAL REQUIREMENTS			
6830 Interest on Note Payable	11,948.52	21,000.00	(9,051.48)
2321 Note Payable	128,701.56	0.00	128,701.56
TOTAL FINANCIAL REQUIREMENTS:	140,650.08	21,000.00	119,650.08

	2013 BUDGET	2012 BUDGET	INCREASE (DECREASE)
TRANSFER TO RESERVES			
6898 Operating Contingency	0.00	4,800.00	(4,800.00)
6899 Replacement Reserve Deposit	485,174.00	499,824.00	(14,650.00)
TOTAL RESERVES :	485,174.00	504,624.00	(19,450.00)
RESERVE ACTIVITY			
7005 OPERATING RESERVE DEPOSIT	0.00	4,800.00	(4,800.00)
7010 REPLACEMENT RESERVE DEPOSIT	485,174.00	499,824.00	(14,650.00)
TOTAL RESERVE DEPOSITS :	485,174.00	504,624.00	(19,450.00)
RESERVE EXPENDITURES			
7927-2 OFFICE	0.00	1,200.00	(1,200.00)
7927-3 CLUBHOUSE	0.00	1,200.00	(1,200.00)
7927-4 POOL	2,400.00	3,500.00	(1,100.00)
7927-5 LANDSCAPING	0.00	22,135.00	(22,135.00)
7927-6 STREET LIGHTS	1,500.00	5,000.00	(3,500.00)
7927-7 PAVEMENT	100,000.00	40,000.00	60,000.00
7927-8 CONCRETE	3,500.00	9,500.00	(6,000.00)
7927-9 ROOF	0.00	50,000.00	(50,000.00)
7927-11 MASONRY	0.00	35,000.00	(35,000.00)
7927-12 BALCONY	220,000.00	185,000.00	35,000.00
7927-13 GUTTERS	0.00	0.00	0.00
7927-14 GARAGE	4,600.00	6,000.00	(1,400.00)
7927-17 AIR CONDITIONING/HVAC	12,000.00	10,000.00	2,000.00
7927-19 WATER HEATER	6,000.00	6,000.00	0.00
7927-20 ELEVATOR	0.00	0.00	0.00
7927-21 CARPET/FLOORING	0.00	0.00	0.00
7927-22 DECORATING	0.00	0.00	0.00
7927-23 FURNITURE	0.00	0.00	0.00
7927-25 FIRE SYSTEM	12,000.00	12,000.00	0.00
7927-27 CARPENTRY	0.00	0.00	0.00
7927-28 PLUMBING	40,000.00	0.00	40,000.00
7927-29 STRUCTURAL	10,000.00	0.00	10,000.00
7927-30 PAINTING	0.00	0.00	0.00
7927-31 RESERVE STUDY	5,000.00	10,000.00	(5,000.00)
7927-32 TRASH SYSTEM	8,000.00	8,000.00	0.00
7927-33 RENTAL UNITS	2,400.00	5,000.00	(2,600.00)
7927-34 DOORS	5,800.00	5,700.00	100.00
7927-37 LANDSCAPING	0.00	0.00	0.00
7927-38 SIGNAGE	0.00	0.00	0.00
7927-42 BRICK PAVERS	0.00	0.00	0.00
7927-43 ASPHALT STREET	0.00	0.00	0.00
7927-47 FITNESS CENTER	2,000.00	3,000.00	(1,000.00)
7927-48 SOFFIT VENTS	0.00	0.00	0.00
7927-52 EXTERIOR LIGHTS	1,500.00	6,000.00	(4,500.00)
TOTAL RESERVE EXPENDITURES :	436,700.00	424,235.00	12,465.00
NET CASH FLOW, RESERVES :	48,474.00	80,389.00	(31,915.00)

DANA POINT BUDGET FOR 2013

ASSESSMENT SUMMARY SHEET

	2013 OPERATING	2012 OPERATING	\$ CHANGE
TOTAL OPERATING EXPENSES:	1,415,020.00	1,454,232.00	(39,212.00)
FINANCIAL REQUIREMENTS:	140,650.08	21,000.00	119,650.08
PLUS, RESERVE REQUIREMENTS :	485,174.00	504,624.00	(19,450.00)
LESS, RENTAL INCOME :	(67,260.00)	(62,400.00)	(4,860.00)
LESS, FINANCIAL INCOME :	(900.00)	(3,300.00)	2,400.00
LESS, OTHER INCOME :	(88,560.00)	(83,060.00)	(5,500.00)
TOTAL CASH REQUIRED:	1,884,124.08	1,831,096.00	53,028.08
1% OF THE BUDGET EQUALS :	18,841.24	18,310.96	530.28
AVERAGE ASSESSMENT :	314.65	305.79	8.86
DANA POINT BUDGET FOR 2013 COMBINES PERCENT OF OWNERSHIP	# OF UNITS	2013 ASSESSMENT	2012 ASSESSMENT
3.4320%	24	0.00143	224.52
3.4800%	24	0.00145	227.66
3.5280%	24	0.00147	230.81
3.6240%	24	0.00151	237.09
3.6480%	24	0.00152	238.66
3.6960%	24	0.00154	241.80
3.7440%	24	0.00156	244.94
3.8400%	24	0.00160	251.22
4.7520%	24	0.00198	310.88
4.8000%	24	0.00200	314.02
6.8580%	34	0.00202	317.16
2.0400%	10	0.00204	320.30
3.5020%	17	0.00206	323.44
4.9920%	24	0.00208	326.58
2.1200%	10	0.00212	332.86
5.1600%	24	0.00215	337.57
2.6280%	12	0.00219	343.85
2.6760%	12	0.00223	350.13
5.4480%	24	0.00227	356.41
2.8320%	12	0.00236	370.54
3.3600%	12	0.00280	439.63
0.5620%	2	0.00281	441.20
2.8200%	10	0.00282	442.77
3.4080%	12	0.00284	445.91
2.3040%	8	0.00288	452.19
3.4800%	12	0.00290	455.33
2.3760%	8	0.00297	466.32
2.4080%	8	0.00301	472.60
2.4720%	8	0.00309	485.16
TOTAL	499		
			\$1,884,124.08

