

The Casitas at Moringstar Budget  
2019-2020

| INCOME       |                      | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Total   | Comments                    |
|--------------|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|-----------------------------|
| RENT INCOME  |                      |        |        |        |        |        |        |        |        |        |        |        |        |         |                             |
| 1            | Rent/Dues            | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 54,176 | 650,112 | Total Income if all paid    |
| 2            | Less: Delinquency    | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -700   | -8,400  | Current Liens on 2 units    |
| 3            | NET RENT INCOME      | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 53,476 | 641,712 |                             |
| OTHER INCOME |                      |        |        |        |        |        |        |        |        |        |        |        |        |         |                             |
| 4            | Maintenance Income   | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 1,200   | Work orders from homeowners |
| 5            | Miscellaneous Income | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 440    | 5,280   | Rent from the Rental office |
| 6            | Interest Income      | 0      | 0      | 0      | 3,800  | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 3,800   | Interest from Reserve funds |
| 7            | TOTAL OTHER INCOME   | 540    | 540    | 540    | 4340   | 540    | 540    | 540    | 540    | 540    | 540    | 540    | 540    | 10,280  |                             |
| 8            | TOTAL INCOME         | 54,016 | 54,016 | 54,016 | 57,816 | 54,016 | 54,016 | 54,016 | 54,016 | 54,016 | 54,016 | 54,016 | 54,016 | 651,992 |                             |

| EXPENSES        |                                  |        |        |        |        |        |        |        |        |        |        |        |        |         |   |
|-----------------|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---|
| DIRECT EXPENSES |                                  |        |        |        |        |        |        |        |        |        |        |        |        |         |   |
| 9               | Repair - General                 | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 825    | 9,900   | Maintenance around property                             |
| 10              | Repair - Electrical              | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 1,200   | Electrical around property                              |
| 11              | Repair - Plumbing                | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 2,400   | Plumbing around property                                |
| 12              | Janitorial                       | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 1,250  | 15,000  | Cleaning of Clubhouses                                  |
| 13              | Janitorial Supplies              | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 1,200   | Cleaning Supplies                                       |
| 14              | Painting                         | 0      | 0      | 4,500  | 4,500  | 4,600  | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 13,600  | Painting of 1/3 of fence                                |
| 15              | Painting - Corbels               | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 5,000  | 50,000  | Corbel Restoration                                      |
| 16              | Repair - Roof                    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 6,000   | This is for roof repairs of leaks                       |
| 17              | Tools                            | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 600     | Tools for Maintenance on Property                       |
| 18              | Landscaping                      | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 30,000  | Landscaping around property                             |
| 19              | Landscaping - Median             | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 325    | 3,900   | Median outside on Morningstar                           |
| 20              | Landscaping & Irrigation Repair  | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 400    | 4,800   | For repairs to water lines                              |
| 21              | Rock Wall Repairs                | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 500    | 6,000   | Rock Wall repairs                                       |
| 22              | Repair - Gas Grills              | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 100    | 1,200   | For Parts for the Gas Grills                            |
| 23              | Fitness Equip Repair & Maint     | 0      | 580    | 0      | 0      | 580    | 0      | 0      | 580    | 0      | 0      | 580    | 0      | 2,320   | To do quarterly maintenance                             |
| 24              | Pools & Hot Tubs                 | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,000  | 2,500  | 2,000  | 24,500  | For pool repairs and chemicals                          |
| 25              | Pools & Hot Tubs - Certification | 0      | 0      | 0      | 0      | 0      | 600    | 0      | 0      | 0      | 0      | 600    | 0      | 1,200   | To get pool certified                                   |
| 26              | Window Washing                   | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 6000   | 0      | 6,000   | Window Washing  |
| 27              | Pest Control                     | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 565    | 6,780   | Monthly Pest Control                                    |
| 28              | Management Fees                  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 3,390  | 40,680  | Management Fees   |
| 29              | Pool Guards                      | 2,000  | 2,000  | 500    |        |        |        |        |        |        |        | 2,000  | 2,000  | 8,500   | Seasonal Pool Guards                                    |
| 29              | Security Service                 | 800    | 875    | 800    | 800    | 875    | 800    | 800    | 875    | 800    | 800    | 875    | 800    | 9,900   | Fire and Alarm Monitoring and Security Guards           |
| 30              | Security Gates and Equipment     | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 200    | 2,400   | For Gate Repairs and Batteries                          |
| 31              | Keypad Access System             | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 355    | 4,260   | For keypad system                                       |
| 32              | Insurance                        | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 4,300  | 51,600  | This is for Liability, Property and Directors Insurance |
| 33              | Electricity                      | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 3,080  | 36,960  | Clubhouses and Common Area Electricity                  |
| 34              | Gas                              | 250    | 300    | 350    | 400    | 750    | 1100   | 1200   | 1200   | 1100   | 750    | 400    | 350    | 8,150   | Gas for heating pools and BBQ Grills                    |
| 35              | Water & Sewer                    | 3,500  | 3,500  | 4,400  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 4,000  | 4,000  | 3,500  | 40,900  | Water for all units and common areas                    |
| 36              | Trash Disposal                   | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 2,300  | 27,600  | Dumpster pickups  |
| 37              | TOTAL DIRECT EXPENSES            | 34,590 | 35,295 | 38,590 | 36,740 | 37,845 | 33,540 | 33,040 | 33,695 | 32,940 | 33,590 | 37,995 | 29,690 | 417,550 |   |

| GENERAL & ADMINISTRATIVE |                           |      |      |      |      |      |      |      |       |      |      |      |      |        |   |
|--------------------------|---------------------------|------|------|------|------|------|------|------|-------|------|------|------|------|--------|---|
| 38                       | Cable TV and Internet     | 470  | 470  | 470  | 470  | 470  | 470  | 470  | 470   | 470  | 470  | 470  | 470  | 5,640  | Cable, Cameras for property                                   |
| 39                       | Office Supplies           | 50   | 100  | 50   | 50   | 100  | 50   | 50   | 100   | 50   | 50   | 775  | 50   | 1,475  | Office supplies   |
| 40                       | Postage/Delivery/Printing | 10   | 130  | 10   | 10   | 130  | 10   | 10   | 130   | 10   | 10   | 130  | 10   | 600    | Postage to send out bills and notices to owners               |
| 41                       | Telephones                | 550  | 550  | 550  | 550  | 550  | 550  | 550  | 550   | 550  | 550  | 550  | 550  | 6,600  | Pool 911 Phones, gate line, employee phones and office phones |
| 42                       | Copier Lease              | 325  | 325  | 325  | 325  | 325  | 325  | 325  | 325   | 325  | 325  | 325  | 325  | 3,900  | Office Copier   |
| 43                       | Social Event Supplies     | 150  | 150  | 150  | 150  | 400  | 150  | 150  | 150   | 150  | 150  | 150  | 150  | 2,050  | Monthly Parties   |
| 44                       | Legal & Accounting        | 250  | 250  | 250  | 250  | 250  | 250  | 250  | 250   | 250  | 250  | 250  | 250  | 3,000  | Legal Advice  |
| 45                       | Bank Fees                 | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6     | 6    | 6    | 6    | 6    | 72     | Bank Service Fees   |
| 46                       | Taxes & Licenses          | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 1,400 | 0    | 0    | 0    | 0    | 1,400  | IRS Taxes   |
| 47                       |                           | 1811 | 1981 | 1811 | 1811 | 2231 | 1811 | 1811 | 3381  | 1811 | 1811 | 2656 | 1811 | 24,737 |   |

| PAYROLL EXPENSE |                                |              |              |              |              |              |              |              |               |              |              |               |              |                |              |  |
|-----------------|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|---------------|--------------|----------------|--------------|--|
| 48              | Manager Salaries               | 3,974        | 3,974        | 3,974        | 3,974        | 3,974        | 3,974        | 3,974        | 3,974         | 3,974        | 3,974        | 3,974         | 3,974        | 3,974          | 47,689       | HOA Manager Salary plus overhead taxes       |
| 49              | Maintenance Wages              | 3,405        | 3,405        | 3,405        | 3,405        | 3,405        | 3,405        | 3,405        | 3,405         | 3,405        | 3,405        | 3,405         | 3,405        | 3,405          | 40,861       | 1 Maintenance Man Salary plus overhead taxes |
| 50              | <u>Mileage Reimbursement</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>   | <u>150</u>    | <u>150</u>   | <u>150</u>   | <u>150</u>    | <u>150</u>   | <u>150</u>     | <u>1,800</u> | Mileage to run errands for supplies          |
| 51              | TOTAL PAYROLL                  | 7,529        | 7,529        | 7,529        | 7,529        | 7,529        | 7,529        | 7,529        | 7,529         | 7,529        | 7,529        | 7,529         | 7,529        | 7,529          | 90,350       |  |
| 52              | <b>TOTAL G &amp; A EXPENSE</b> | <b>9,340</b> | <b>9,510</b> | <b>9,340</b> | <b>9,340</b> | <b>9,760</b> | <b>9,340</b> | <b>9,340</b> | <b>10,910</b> | <b>9,340</b> | <b>9,340</b> | <b>10,185</b> | <b>9,340</b> | <b>115,087</b> |              |  |

| OTHER EXPENSES |                             |              |              |              |              |              |              |              |              |              |              |              |              |              |               |  |
|----------------|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| 53             | <u>Reserves</u>             | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>5,500</u> | <u>66,000</u> | To put into reserves for future projects |
| 54             | <b>TOTAL OTHER EXPENSES</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>5,500</b> | <b>66,000</b> |  |

55 **TOTAL EXPENSES** **49,430** **50,305** **53,430** **51,580** **53,105** **48,380** **47,880** **50,105** **47,780** **48,430** **53,680** **44,530** **598,637**

56 NET INCOME 4,586 3,711 586 6,236 911 5,636 6,136 3,911 6,236 5,586 336 9,486 53,355

57 We work towards a zero balance budget, currently there is this amount left unallocated 53,355