

Gianera Villas HOA  
Projected Budget 2005

5/21/2005

**Projected Income/Expenses for 2005**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Totals
Balance	\$9,158.04	\$10,158.16	\$11,158.28	\$158.40	\$1,158.52	\$2,158.64	\$3,158.76	\$4,158.88	
HOA Dues	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$21,600.00
<b>Total Income</b>	<b>\$11,858.04</b>	<b>\$12,858.16</b>	<b>\$13,858.28</b>	<b>\$2,858.40</b>	<b>\$3,858.52</b>	<b>\$4,858.64</b>	<b>\$5,858.76</b>	<b>\$6,858.88</b>	
Insurance	\$0.00	\$0.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
Water	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$560.00
Electricity	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$32.64
Pest	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$640.00
Landscaping	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$6,000.00
Administration	\$1.80	\$1.80	\$1.80	\$1.80	\$1.80	\$1.80	\$1.80	\$1.80	\$14.40
Repairs, etc	\$294.00	\$294.00	\$294.00	\$294.00	\$294.00	\$294.00	\$294.00	\$294.00	\$2,352.00
Reserves	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$4,000.00
<b>Total Expenses</b>	<b>\$1,699.88</b>	<b>\$1,699.88</b>	<b>\$13,699.88</b>	<b>\$1,699.88</b>	<b>\$1,699.88</b>	<b>\$1,699.88</b>	<b>\$1,699.88</b>	<b>\$1,699.88</b>	<b>\$25,599.04</b>
<b>Net Balance</b>	<b>\$10,158.16</b>	<b>\$11,158.28</b>	<b>\$158.40</b>	<b>\$1,158.52</b>	<b>\$2,158.64</b>	<b>\$3,158.76</b>	<b>\$4,158.88</b>	<b>\$5,159.00</b>	<b>\$5,159.00</b>

**Actual Income/Expenses for 2005**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Totals	Difference	Remarks
Balance	\$9,158.04	\$11,593.31	\$13,101.08	\$8,251.89	\$3,690.58	\$5,197.15	\$5,369.82	\$7,067.01			
HOA Dues	\$4,110.00	\$3,080.00	\$1,800.00	\$3,150.00	\$2,640.00	\$2,400.00	\$3,000.00	\$2,020.00	\$22,200.00	\$600.00	For back dues prior to January, extra \$150 payment from Beri, \$150 payment from Loh for Sept 05.
<b>Total Income</b>	<b>\$13,268.04</b>	<b>\$14,673.31</b>	<b>\$14,901.08</b>	<b>\$11,401.89</b>	<b>\$6,330.58</b>	<b>\$7,597.15</b>	<b>\$8,369.82</b>	<b>\$9,087.01</b>			
Insurance	\$0.00	\$0.00	\$5,859.00	\$6,357.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,216.00	-\$216.00	Insurance was \$216 above estimates
Water	\$35.65	\$35.65	\$36.11	\$130.23	\$224.35	\$245.27	\$118.03	\$153.20	\$978.49	-\$418.49	Water leaks and more frequent sprinkler use
Electricity	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$32.64	\$0.00	Expenses as planned
Pest	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320.00	\$320.00	Cancellation of pest control as of April
Landscaping	\$1,635.00	\$937.50	\$750.00	\$750.00	\$905.00	\$1,965.98	\$1,180.70	\$1,100.00	\$9,224.18	-\$3,224.18	Paid by the week - some months have 5 weeks, expenses for sprinkler repairs, plant removal, new plants and landscaping materials
Administration	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$12.00	\$0.00	\$0.00	\$162.00	-\$147.60	\$150 refund to Beri, \$12.00 bank charge
Repairs, etc	\$0.00	\$595.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,121.07	\$1,716.07	\$635.93	Repairs slightly below estimates - but we have upcoming RBN bill
Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	We have not been putting funds into reserves to cover extra landscaping, repairs, and water expenses.
<b>Total Expenses</b>	<b>\$1,674.73</b>	<b>\$1,572.23</b>	<b>\$6,649.19</b>	<b>\$7,711.31</b>	<b>\$1,133.43</b>	<b>\$2,227.33</b>	<b>\$1,302.81</b>	<b>\$2,378.35</b>	<b>\$24,649.38</b>	<b>\$949.66</b>	
<b>Net Balance</b>	<b>\$11,593.31</b>	<b>\$13,101.08</b>	<b>\$8,251.89</b>	<b>\$3,690.58</b>	<b>\$5,197.15</b>	<b>\$5,369.82</b>	<b>\$7,067.01</b>	<b>\$6,708.66</b>	<b>\$6,708.66</b>	<b>\$1,549.66</b>	