

JADE WINDS CONDOMINIUM ASSOCIATION  
ALLAMANDA January 1, 2014-December 31,2014 BUDGET

	ACTUAL 8 MONTH 2013 ALLAMANDA	2013 MONTHLY AVERAGE	2014 MONTHLY BUDGET	BUDGET YEAR 2014 ALLAMANDA	BUDGET YEAR 2013 ALLAMANDA	VARIANCE OVER (UNDER)
<b>INCOME</b>						
Maintenance	442,936	55,367	55,367	664,404	664,404	-
Reserve Transfer	-	-	4,702	56,424	-	56,424
Laundry	-	-	-	-	4,500	(4,500)
Street Light	400	50	50	600	600	-
Interest Income	-	-	-	-	600	(600)
<b>TOTAL INCOME</b>	<b>443,336</b>	<b>55,417</b>	<b>60,119</b>	<b>721,428</b>	<b>670,104</b>	<b>51,324</b>
<b>EXPENSES</b>						
Pool Service	3,360	420	420	5,040	6,600	(1,560)
Electricity	14,482	1,810	1,800	21,600	28,800	(7,200)
Water & Sewer	112,313	14,039	14,000	168,000	156,000	12,000
Waste Removal	14,682	1,835	1,800	21,600	20,400	1,200
Cable TV	52,607	6,576	6,600	79,200	79,560	(360)
Exterminating	3,911	489	490	5,880	4,500	1,380
Elevator Contract	5,160	645	738	8,856	10,200	(1,344)
Landscaping	6,560	820	820	9,840	9,000	840
Supplies Painting	-	-	100	1,200	4,200	(3,000)
Supplies Electrical	-	-	50	600	1,200	(600)
Supplies General	-	-	50	600	600	-
Printing & Postage	307	38	50	600	2,400	(1,800)
Telephone	3,214	402	400	4,800	3,720	1,080
Insurance	97,761	12,220	11,418	137,016	129,792	7,224
General Repairs	6,100	763	500	6,000	6,000	-
Plumbing Repairs	-	-	50	600	4,200	(3,600)
Electrical Repairs	-	-	50	600	5,700	(5,100)
Licenses, Permits	4,415	552	500	6,000	6,420	(420)
Legal Expense	18,337	2,292	1,000	12,000	14,400	(2,400)
Miscellaneous	775	97	100	1,200	2,640	(1,440)
Tower Rent	34,904	4,363	4,363	52,356	52,356	-
Bad Debt Reserve	11,394	1,424	3,000	36,000	36,000	-
Reserve Transfer	-	-	4,702	56,424	-	56,424
Payroll - Custodial/Maint	56,944	7,118	7,118	85,416	85,416	-
<b>TOTAL EXPENSES</b>	<b>447,226</b>	<b>55,903</b>	<b>60,119</b>	<b>721,428</b>	<b>670,104</b>	<b>51,324</b>
<b>NET INCOME (LOSS)</b>	<b>(3,890)</b>	<b>(486)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REQUIRED STATUTORY RESERVES</b>						
	Replacement Cost	Remaining Life	Original Useful Life	2014 Reserve		
Roof Replacement	400,000	20	20	20,000		
Building Painting	150,000	7	7	21,429		
Elevator Modernization	75,000	5	40	15,000		
** Pavement/Resurfacing collected via Special Assessment						
	<u>625,000</u>			<u>56,429</u>		
			Monthly	<u>4,702</u>		

JADE WINDS CONDOMINIUM ASSOCIATION  
BAMBOO January 1, 2014-December 31, 2014 BUDGET

	ACTUAL 8 MONTH 2013 BAMBOO	2013 MONTHLY AVERAGE	2014 MONTHLY BUDGET	BUDGET YEAR 2014 BAMBOO	BUDGET YEAR 2013 BAMBOO	VARIANCE OVER (UNDER)
<b>INCOME</b>						
Maintenance	284,744	35,593	35,593	427,116	427,116	-
Reserve Transfer	-	-	4,286	51,432	-	51,432
Laundry	-	-	-	-	-	-
Street Light	600	75	75	900	900	-
Interest Income	-	-	-	-	-	-
<b>TOTAL INCOME</b>	<b>285,344</b>	<b>35,668</b>	<b>39,954</b>	<b>479,448</b>	<b>428,016</b>	<b>51,432</b>
<b>EXPENSES</b>						
Pool Service	2,352	294	294	3,528	4,440	(912)
Lagoon Service	480	60	60	720	720	-
Electricity	13,108	1,639	1,640	19,680	19,600	80
Water & Sewer	66,363	8,295	7,500	90,000	72,000	18,000
Waste Removal	9,442	1,180	1,180	14,160	13,200	960
Cable TV	33,832	4,229	4,230	50,760	51,240	(480)
Exterminating	2,539	317	320	3,840	3,000	840
Elevator Contract	3,797	475	475	5,700	6,600	(900)
Landscaping	-	-	500	6,000	6,000	-
Supplies Painting	-	-	50	600	1,200	(600)
Supplies General	-	-	50	600	600	-
Telephone	1,303	163	150	1,800	1,560	240
Insurance	63,553	7,944	7,900	94,800	84,444	10,356
General Repairs	3,936	492	475	5,700	18,000	(12,300)
Plumbing Repairs	-	-	50	600	600	-
Electrical Repairs	-	-	50	600	600	-
Roofing Repairs	270	34	50	600	600	-
Licenses, Permits	4,219	527	500	6,000	3,000	3,000
Printing & Postage	470	59	60	720	2,040	(1,320)
Legal Fees	4,052	507	500	6,000	6,000	-
Tower Rent	22,447	2,806	2,806	33,671	33,671	(1)
Miscellaneous	2,040	255	50	600	600	-
Contingency	-	-	1,036	12,432	26,400	(13,968)
Bad Debt Reserve	11,815	1,477	1,000	12,000	15,000	(3,000)
Reserve Transfer	-	-	4,286	51,432	-	51,432
Payroll - Custodial/Maint	37,936	4,742	4,742	56,904	56,901	3
<b>TOTAL EXPENSES</b>	<b>283,954</b>	<b>35,494</b>	<b>39,954</b>	<b>479,447</b>	<b>428,016</b>	<b>51,431</b>
<b>NET INCOME (LOSS)</b>	<b>1,390</b>	<b>174</b>	<b>0</b>	<b>2</b>	<b>-</b>	<b>2</b>
<b>REQUIRED STATUTORY RESERVES</b>						
	Replacement Cost	Remaining Life	Original Useful Life	2014 Reserve		
Roof Replacement	300,000	20	20	15,000		
Building Painting	150,000	7	7	21,429		
Elevator Modernization	75,000	5	40	15,000		
** Pavement/Resurfacing collected via Special Assessment						
	<u>525,000</u>			<u>51,429</u>		
			Monthly	<u>4,286</u>		

JADE WINDS CONDOMINIUM ASSOCIATION  
CAMELLIA January 1, 2014-December 31, 2014 BUDGET

	ACTUAL 8 MONTH 2013 CAMELLIA	2013 MONTHLY AVERAGE	2014 MONTHLY BUDGET	BUDGET YEAR 2014 CAMELLIA	BUDGET YEAR 2013 CAMELLIA	VARIANCE OVER (UNDER)
<b>INCOME</b>						
Maintenance Reserve Transfer	515,928	64,491	64,349	772,188	772,188	-
Laundry	-	-	4,881	58,572	-	58,572
Street Light	3,669	459	-	-	-	-
Other Income	1,533	204	200	2,400	2,400	-
Interest Income	1,711	214	-	-	2,400	(2,400)
	1,210	151	-	-	300	(300)
<b>TOTAL INCOME</b>	<b>524,151</b>	<b>65,519</b>	<b>69,430</b>	<b>833,160</b>	<b>777,288</b>	<b>55,872</b>
<b>EXPENSES</b>						
Pool Service	3,360	420	420	5,040	5,040	-
Lagoon Service	480	60	60	720	720	-
Electricity	27,907	3,488	3,450	41,400	43,200	(1,800)
Water & Sewer	89,019	11,127	11,000	132,000	162,000	(30,000)
Waste Removal	17,321	2,165	2,150	25,800	24,000	1,800
Cable TV	62,065	7,758	7,758	93,096	94,800	(1,704)
Exterminating	4,614	577	577	6,924	6,000	924
Elevator Maintenance	6,968	871	871	10,452	6,000	4,452
Landscaping	7,739	967	967	11,604	9,600	2,004
Supplies Painting	-	-	50	600	300	300
Supplies Electrical	-	-	50	600	300	300
Supplies General	-	-	50	600	300	300
Telephone	1,280	160	50	600	1,380	(780)
Insurance	173,330	21,666	21,161	253,932	240,468	13,464
General Repairs	3,148	394	400	4,800	600	4,200
Plumbing Repairs	634	79	500	6,000	1,800	4,200
Electrical Repairs	1,962	245	200	2,400	7,200	(4,800)
Roofing Repairs	-	-	-	-	6,000	(6,000)
Licenses, Permits	3,906	488	400	4,800	6,000	(1,200)
Legal Expense	10,792	1,349	1,000	12,000	3,000	9,000
Miscellaneous	248	31	50	600	1,800	(1,200)
Postage/Printing	3,229	404	120	1,440	3,600	(2,160)
Reserve Transfer	-	-	4,881	58,572	-	58,572
Bad Debt Reserve	13,348	1,669	1,000	12,000	6,000	6,000
Tower Rent	41,178	5,147	5,147	61,767	61,764	3
Contingency	-	-	-	-	-	-
Payroll - Custodial/Maint	56,944	7,118	7,118	85,416	85,416	-
<b>TOTAL EXPENSES</b>	<b>529,472</b>	<b>66,184</b>	<b>69,430</b>	<b>833,163</b>	<b>777,288</b>	<b>55,875</b>
<b>NET INCOME (LOSS)</b>	<b>(5,321)</b>	<b>(665)</b>	<b>(0)</b>	<b>(3)</b>	<b>-</b>	<b>(3)</b>
<b>REQUIRED STATUTORY RESERVES</b>						
	Replacement Cost	Remaining Life	Original Useful Life	2014 Reserve		
Roof Replacement	300,000	20	20	15,000		
Building Painting	200,000	7	7	28,571		
Elevator Modernization	150,000	10	40	15,000		
** Pavement/Resurfacing collected via Special Assessment						
	<u>650,000</u>			<u>58,571</u>		
			Monthly	4,881		

JADE WINDS CONDOMINIUM ASSOCIATION  
DAISY GARDENS January 1, 2014-December 31, 2014 BUDGET

	ACTUAL 8 MONTH 2013 DAISY	2013 MONTHLY AVERAGE	2014 MONTHLY BUDGET	BUDGET YEAR 2014 DAISY	BUDGET YEAR 2013 DAISY	VARIANCE OVER (UNDER)
<b>INCOME</b>						
Maintenance	510,389	63,799	65,218	782,616	782,616	-
Reserve Transfer	-	-	4,702	56,424	-	56,424
Laundry	-	-	-	-	-	-
Street Light	800	100	100	1,200	1,200	-
Other Income	3,402	425	-	-	-	-
Interest Income	36	5	-	-	600	(600)
<b>TOTAL INCOME</b>	<b>514,627</b>	<b>64,328</b>	<b>70,020</b>	<b>840,240</b>	<b>784,416</b>	<b>55,824</b>
<b>EXPENSES</b>						
Pool Service	4,880	610	610	7,320	7,200	120
Electricity	25,407	3,176	3,100	37,200	52,800	(15,600)
Water & Sewer	71,522	8,940	10,400	124,800	114,600	10,200
Waste Removal	17,859	2,232	2,300	27,600	24,600	3,000
Cable TV	63,994	7,999	7,999	95,988	97,200	(1,212)
Exterminating	2,973	372	380	4,560	4,800	(240)
Elevator Contract	5,992	749	750	9,000	9,000	-
Landscaping	7,680	960	1,000	12,000	11,400	600
Supplies Painting	-	-	50	600	1,200	(600)
Supplies Electrical	-	-	100	1,200	3,600	(2,400)
Supplies General	-	-	50	600	600	-
Printing & Postage	1,971	246	250	3,000	3,300	(300)
Telephone	2,473	309	300	3,600	3,000	600
Insurance	148,760	18,595	18,400	220,800	206,016	14,784
General Repairs	5,880	735	500	6,000	9,000	(3,000)
Plumbing Repairs	320	40	50	600	1,800	(1,200)
Generator	-	-	50	600	600	-
Electrical Repairs	431	54	50	600	600	-
Roofing Repairs	-	-	50	600	600	-
Licenses, Permits	11,723	1,465	500	6,000	6,000	-
Legal Expense	7,500	938	900	10,800	12,000	(1,200)
Miscellaneous	418	52	100	1,200	1,800	(600)
Reserve Transfer	-	-	-	-	-	-
Contingency	-	-	4,702	56,424	-	56,424
Bad Debt Reserve	40,663	5,083	5,004	60,048	66,000	(5,952)
Tower Rent	42,457	5,307	5,307	63,684	63,684	-
Payroll - Custodial/Maint	56,944	7,118	7,118	85,416	85,416	-
<b>TOTAL EXPENSES</b>	<b>519,847</b>	<b>64,981</b>	<b>70,020</b>	<b>840,240</b>	<b>784,416</b>	<b>55,824</b>
<b>NET INCOME (LOSS)</b>	<b>(5,220)</b>	<b>(653)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REQUIRED STATUTORY RESERVES</b>						
	Replacement Cost	Remaining Life	Original Useful Life	2014 Reserve		
Roof Replacement	400,000	20	20	20,000		
Building Painting	150,000	7	7	21,429		
Elevator Modernization	75,000	5	40	15,000		
** Pavement/Resurfacing collected via Special Assessment						
	<u>625,000</u>			<u>56,429</u>		
			Monthly	<u>4,702</u>		

JADE WINDS CONDOMINIUM ASSOCIATION  
EASTER LILY January 1, 2014-December 31, 2014 BUDGET

	ACTUAL 8 MONTH 2013 EASTER LILY	2013 MONTHLY AVERAGE	2014 MONTHLY BUDGET	BUDGET YEAR 2014 EASTER LILY	BUDGET YEAR 2013 EASTER LILY	VARIANCE OVER (UNDER)
<b>INCOME</b>						
Maintenance	117,736	14,717	14,717	176,604	176,604	-
Reserve Transfer	-	-	1,711	20,532	-	20,532
Laundry	-	-	-	-	-	-
Street Light	333	42	42	504	504	-
Other Income	-	-	-	-	1,200	(1,200)
Interest Income	8	1	-	-	300	(300)
<b>TOTAL INCOME</b>	<b>118,077</b>	<b>14,760</b>	<b>16,470</b>	<b>197,640</b>	<b>178,608</b>	<b>19,032</b>
<b>EXPENSES</b>						
Pool Service	1,008	126	126	1,512	2,040	(528)
Lagoon Service	192	24	25	300	300	-
Electricity	5,311	664	660	7,920	12,000	(4,080)
Water & Sewer	25,680	3,210	3,560	42,720	26,100	16,620
Waste Removal	3,276	409	409	4,908	4,800	108
Cable TV	12,099	1,512	1,512	18,144	18,600	(456)
Exterminating	896	112	112	1,344	1,200	144
Elevator Maintenance	1,352	169	170	2,040	2,100	(60)
Landscaping	1,282	160	188	2,256	1,800	456
Supplies Painting	-	-	50	600	600	-
Supplies Electrical	-	-	50	600	600	-
Supplies General	-	-	50	600	600	-
Telephone	1,226	153	100	1,200	2,400	(1,200)
Insurance	24,825	3,103	3,103	37,236	33,540	3,696
General Repairs	1,000	125	100	1,200	12,000	(10,800)
Plumbing Repairs	1,947	243	100	1,200	1,200	-
Electrical Repairs	-	-	25	300	600	(300)
Roofing Repairs	6,421	803	50	600	600	-
Licenses, Permits	1,356	170	150	1,800	3,000	(1,200)
Legal Fees	950	119	150	1,800	900	900
Printing and Postage	400	50	50	600	600	-
Miscellaneous	132	17	50	600	600	-
Tower Rent	7,994	999	999	11,988	11,988	-
Bad Debt Reserve	4,815	602	600	7,200	12,000	(4,800)
Reserve Transfer	-	-	1,711	20,532	-	20,532
Payroll - Custodial/Maint	18,960	2,370	2,370	28,440	28,440	-
<b>TOTAL EXPENSES</b>	<b>121,122</b>	<b>15,140</b>	<b>16,470</b>	<b>197,640</b>	<b>178,608</b>	<b>19,032</b>
<b>NET INCOME (LOSS)</b>	<b>(3,045)</b>	<b>(381)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REQUIRED STATUTORY RESERVES</b>						
	Replacement Cost	Remaining Life	Original Useful Life	2014 Reserve		
Roof Replacement	125,000	20		6,250		
Building Painting	50,000	7		7,143		
Elevator Modernization	50,000	7		7,143		
** Pavement/Resurfacing collected via Special Assessment						
	<u>225,000</u>			<u>20,536</u>		
			Monthly	1,711		