RED OAK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
BUDGET ANALYSIS SPREADSHEET
01/01/2011

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
HOUSTON TX 77074

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D
INCOME													
ASSESSMENTS	36,815	36,815	36,815	36,815	36,815	36,815	36,815	36,815	36,815	36,815	36,815	36,815	441,781
CABLE DISCONNECT INCOME	30	30	30	30	30	30	30	30	30	30	30	30	360
INTEREST	75	75	75	75	75	75	75	75	75	75	75	75	900
KEYS/CARDS/REMOTES	5	5	5	5	5	5	5	5	5	5	5	5	60
LATE CHARGE	200	200	200	200	200	200	200	200	200	200	200	200	2,400
LEGAL	200	200	200	200	200	200	200	200	200	200	200	200	2,400
OTHER	25	25	25	25	25	25	25	25	25	25	25	25	300
SPECIAL LOSS/DEFIC ASSESS	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	50,400
TOTAL INCOME	41,550	41,550	41,550	41,550	41,550	41,550	41,550	41,550	41,550	41,550	41,550	41,550	498,601
OPERATING EXPENSES													
MAINTENANCE & REPAIRS													
A/C & HEATING	25	25	25	25	25	25	25	25	25	25	25	25	300
BOILER REPAIR	150	150	150	150	150	150	150	150	150	150	150	150	1,800
BUILDING	400	400	400	400	400	400	400	400	400	400	400	400	4,800
ELECTRICAL	200	200	200	200	200	200	200	200	200	200	200	200	2,400
EXTERMINATING-EXTERIOR	15	15	15	15	15	15	15	15	15	15	15	15	180
FENCES	50	50	50	50	50	50	50	50	50	50	50	50	600
GUTTERS	150	150	150	150	150	150	150	150	150	150	150	150	1,800
IRRIGATION	100	100	100	100	100	100	100	100	100	100	100	100	1,200
KEYS & LOCKS	5	5	5	5	5	5	5	5	5	5	5	5	60
LANDSCAPING	300	300	300	300	300	300	300	300	300	300	300	300	3,600
PAINTING & S/R - INTERIOR	300	300	300	300	300	300	300	300	300	300	300	300	3,600
PLUMBING	400	400	400	400	400	400	400	400	400	400	400	400	4,800
POOL REPAIR & SUPPLIES	100	100	100	100	100	100	100	100	100	100	100	100	1,200
PROFESSIONAL SERVICE	10	10	10	10	10	10	10	10	10	10	10	10	120
ROOF REPAIRS	25	25	25	25	25	25	25	25	25	25	25	25	300
SALARIES	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,860	31,570
SIGNS	50	50	50	50	50	50	50	50	50	50	50	50	600
SUPPLIES	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TREES	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TOTAL MAINTENANCE & REPAI	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,340	61,330
CONTRACT SERVICES EXPENSES													
CABLE CONTRACT	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	22,788
CABLE DISCONNECT-HOMEOWNE	27	27	27	27	27	27	27	27	27	27	27	27	324
EXTERMINATING CONTRACT-TE	0	0	1,191	0	939	0	0	0	0	0	0	0	2,130
LANDSCAPE CONTRACT	972	972	972	972	972	972	972	972	972	972	972	972	11,664
PATROL CONTRACT	3,780	3,690	3,870	3,870	3,900	4,185	3,540	4,020	4,260	3,540	3,780	4,290	46,725
TRASH CONTRACT	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	17,172
WATER TREATMENT CONTRACT	240	240	240	240	240	240	240	240	240	240	240	240	2,880
TOTAL CONTRACT SERVICES	8,349	8,259	9,630	8,439	9,408	8,754	8,109	8,589	8,829	8,109	8,349	8,859	103,683
INSURANCE EXPENSES													
BOILER & MACHINERY	97	97	97	97	0	243	97	97	97	97	97	97	1,213
DIRECTORS & OFFICERS	105	105	105	105	0	263	105	105	105	105	105	105	1,313

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FIDELITY BOND	50	50	50	50	0	125	50	50	50	50	50	50	625
GENERAL LIABILITY	191	191	191	191	0	478	191	191	191	191	191	191	2,388
PROPERTY CASUALTY	7,077	7,077	7,077	7,077	0	17,693	7,077	7,077	7,077	7,077	7,077	7,077	88,463
UMBRELLA	98	98	98	98	0	244	98	98	98	98	98	98	1,224
TOTAL INSURANCE EXPENSES	7,618	7,618	7,618	7,618	0	19,046	7,618	7,618	7,618	7,618	7,618	7,618	95,226
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	0	0	0	0	0	0	0	0	0	1,900	0	0	1,900
COMMUNITY FUNCTIONS	25	25	25	25	25	25	25	25	25	25	25	25	300
LEGAL-CORPORATE	25	25	25	25	25	25	25	25	25	25	25	25	300
LEGAL-INDIVIDUAL	300	300	300	300	300	300	300	300	300	300	300	300	3,600
MANAGEMENT FEE	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	18,600
MISC ADMINISTRATIVE	10	10	10	10	10	10	10	10	10	10	10	10	120
MEETING EXPENSE	65	65	65	65	65	65	65	65	65	65	65	65	780
MILEAGE EXPENSE	40	40	40	40	40	40	40	40	40	40	40	40	480
OFFICE SUPPLIES&PRINTING	100	100	100	100	100	100	100	100	100	100	100	100	1,200
POSTAGE	75	75	75	75	75	75	75	75	75	75	75	75	900
TOTAL GEN'L & ADMINISTRAT	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	4,090	2,190	2,190	28,180
ELECTRICITY	1,145	937	952	875	893	1,305	1,356	795	776	976	1,115	960	12,085
GAS	5,294	4,792	5,294	4,460	3,955	3,286	3,225	3,238	3,093	3,485	3,681	4,269	48,072
WATER & SEWER	5,225	6,029	6,521	5,684	5,927	5,681	6,058	5,935	5,389	5,522	5,381	5,161	68,513
TELEPHONE	170	170	170	170	170	170	170	170	170	170	170	170	2,040
TOTAL UTILITIES	11,834	11,928	12,937	11,189	10,945	10,442	10,809	10,138	9,428	10,153	10,347	10,560	130,710
TAX EXPENSES													
EMPLOYER FICA	200	200	200	200	200	200	200	200	200	200	200	219	2,419
UMEMPLOYMENT TAX	25	25	25	25	25	25	25	25	25	25	25	25	300
TOTAL TAXES	225	225	225	225	225	225	225	225	225	225	225	244	2,719
NOTE PAYMENT EXPENSES													
INTEREST	825	825	825	825	825	825	825	825	825	825	825	825	9,900
TOTAL NOTE PAYMENTS	825	825	825	825	825	825	825	825	825	825	825	825	9,900
TOTAL OPERATING EXPENSES	36,131	36,135	38,515	35,576	28,683	46,572	34,866	34,675	34,205	36,110	34,644	35,636	431,748
CAPITAL IMPROVEMENTS													
RESERVES	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,667	19,993
TOTAL CAPITAL IMPROVEMENT	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,667	19,993
TOTAL EXPENSES	37,797	37,801	40,181	37,242	30,349	48,238	36,532	36,341	35,871	37,776	36,310	37,303	451,741
NOTE PAYMENT EXPENSES													
PRINCIPAL	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	46,860

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TOTAL NOTEPAYMENT EXPENSE	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	3,905	46,860
TOTAL EXPENSES AND NOTE P	41,702	41,706	44,086	41,147	34,254	52,143	40,437	40,246	39,776	41,681	40,215	41,208	498,601
NET INCOME/(LOSS)	(152)	(156)	(2,536)	403	7,296	(10,593)	1,113	1,304	1,774	(131)	1,335	342	0