

Operating Income and Expense Per Month by Unit

	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013
Average Units	137.7	150	157.2	164	184	184
Dues	\$ 282.00	\$ 282.00	\$ 282.00	325.00	325.00	325.00
Other Income	12.80	15.70	6.77	5.03	4.43	3.33
Total Income	\$ 294.80	\$ 297.70	\$ 288.77	\$ 330.03	\$ 329.43	\$ 328.33
Administrative Expenses	22.50	23.88	23.83	23.58	23.37	25.57
Unit Water	27.20	28.47	29.50	33.32	33.55	38.89
Irrigation Water	32.95	36.85	40.91	39.74	40.19	21.85
Building maintenance	4.70	22.20	12.76	15.93	11.67	12.98
Clubhouse and Pool	9.76	10.96	11.31	12.03	10.19	10.44
Rubbish Removal	14.50	13.95	13.85	14.19	13.68	16.38
Landscape maintenance	69.14	56.18	69.19	65.88	59.89	58.23
Sprinkler Repairs	7.12	10.68	22.37	17.42	13.94	7.88
Storm Drainage maintenance	3.29	3.32	2.90	2.77	2.47	2.47
Snow Removal	22.30	26.61	16.52	22.15	28.34	28.31
Property Insurance	21.73	21.75	21.46	21.92	21.32	21.54
Reserve Additions	65.36	44.06	39.81	66.82	58.80	88.07
Total Expenses	\$ 300.55	\$ 298.91	\$ 304.39	\$ 335.75	\$ 317.41	\$ 332.61
Expense in excess of Income	\$ (5.75)	\$ (1.21)	\$ (15.62)	\$ (5.72)	\$ 12.02	\$ (4.28)