Budget Detail (Cash)
Franklin Townhomes - (FT)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL 2008	ACTUAL 2007	BUDGET 2007
INCOME															
Common Area Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	**36,000**	36,000	36,000
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	**-**	-	-
Late Charges	-	-	-	-	-	-	-	-	-	-	-	-	**-**	19	-
Operating interest Income	8	8	8	68	8	69	69	8	8	8	8	8	**278**	-	-
Reserve interest income	-	-	-	-	-	-	-	-	-	-	-	-	**-**	-	353
Reserve CD Interest	252	-	-	252	-	-	256	-	-	262	-	-	**1,022**	1,396	1,213
Parking	43	43	43	43	-	-	-	-	-	-	-	-	**172**	172	9
TOTAL INCOME	3,303	3,051	3,051	3,363	3,008	3,069	3,325	3,008	3,008	3,270	3,008	3,008	**37,472**	37,587	37,575
EXPENSES															
			-												
Office & Administration			-												
Office Expenses	20	20	20	20	20	20	20	20	20	20	20	20	**240**	385	482
Management Fees	400	300	300	300	300	300	300	300	300	300	300	300	**3,700**	4,710	4,620
Professional Services	-	-	800	-	-	-	-	-	-	-	-	-	**800**	760	-
Total Office & Admin	420	320	1,120	320	320	320	320	320	320	320	320	320	**4,740**	5,855	5,102
Repairs & Maintenance						4,000									
Roof	-	-	-	-	-	reserve	-	-	-	-	-	-	**-**	-	1,960
LCE Concrete Repair	-	-	-	-	2,500	-	-	-	-	-	-	-	**2,500**	-	-
Other (actual electrical repair)	-	-	-	-	-	-	-	-	-	-	-	-	**-**	177	495
Total Repairs & Maint	-	-	-	-	2,500	-	-	-	-	-	-	-	**2,500**	177	2,455
Grounds															
Tree Care	495	200	81	215	-	150	81	-	-	315	-	-	**1,537**	1,229	2,128
Landscape - Other	-	-	-	-	-	1,000	-	-	-	-	-	-	**1,000**	1,037	-
Snow & Ice Removal	1,152	500	600	600	-	-	-	-	-	-	150	250	**3,252**	1,414	1,825
Landscape Contract	-	-	-	469	469	469	469	469	469	469	469	-	**3,752**	3,640	3,640
Irrigation Maintenance	-	-	-	400	get quote	-	-	-	-	-	-	-	**400**	506	-
Total Grounds	1,647	700	681	1,684	469	1,619	550	469	469	784	619	250	**9,941**	7,826	7,593
Utilities															
Water & Sewer	-	420	-	420	790	500	-	790	-	990	-	500	**4,410**	3,255	3,537
Parking Lot Electricity	-	-	-	-	-	-	-	-	-	-	-	-	**-**	-	360
Trash Removal	71	71	71	71	71	71	71	71	71	71	71	71	**852**	622	684
Total Utilities	71	491	71	491	861	571	71	861	71	1,061	71	571	**5,262**	3,877	4,581
Taxes & Insurance															
Income Taxes						-	-	-	-	-	-	-	**-**	-	-
Insurance	380	380	380	380	380	380	380	-	-	1,171	1,777	-	**5,608**	10,443	8,578
D&O Insurance	-	-	-	-	-	-	-	-	-	-	-	815	**815**	-	-
Total Taxes & Insurance	380	380	380	380	380	380	380	-	-	1,171	1,777	815	**6,423**	10,443	8,578
650															
Reserves, ALLOCATION	650	650	650	650	650	650	650	650	650	650	650	650	**7,800**	6,000	6,000
Reserves, INTEREST	252	-	-	252	-	-	256	-	-	262	-	-	**1,022**	1,396	1,565
Total Reserve	902	650	650	902	650	650	906	650	650	912	650	650	**8,822**	7,396	7,565
TOTAL EXPENSES	3,420	2,541	2,902	3,777	5,180	3,540	2,227	2,300	1,510	4,248	3,437	2,606	**37,688**	35,574	35,874
EXCESS	(117)	510	149	(414)	(2,172)	(471)	1,098	708	1,498	(978)	(429)	402	**(216)**	2,013	1,701
													$ 37,472	$ 37,587	$ 37,575