

**BRADFORD COMMONS COUNCIL OF CO-OWNERS
2012 BUDGET**

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Budget
REVENUES													
MAINTENANCE FEES	\$ 25,375.00	\$ 25,665.00	\$ 25,955.00	\$ 26,245.00	\$ 26,680.00	\$ 26,970.00	\$ 27,260.00	\$ 27,550.00	\$ 27,840.00	\$ 27,985.00	\$ 28,130.00	\$ 28,420.00	\$ 324,075.00
GARAGE FEES	\$ 1,120.00	\$ 1,140.00	\$ 1,160.00	\$ 1,170.00	\$ 1,180.00	\$ 1,190.00	\$ 1,200.00	\$ 1,210.00	\$ 1,220.00	\$ 1,230.00	\$ 1,240.00	\$ 1,260.00	\$ 14,320.00
INITIAL ASSESSMENT	\$ 580.00	\$ 580.00	\$ 580.00	\$ 580.00	\$ 870.00	\$ 580.00	\$ 580.00	\$ 580.00	\$ 580.00	\$ 290.00	\$ 290.00	\$ 580.00	\$ 6,670.00
LATE CHARGES													\$ -
INTEREST INCOME													\$ -
DEVELOPER OWNED INC	\$ 1,508.00	\$ 1,276.00	\$ 1,044.00	\$ 812.00	\$ 464.00	\$ 232.00	\$ -	\$ 696.00	\$ 464.00	\$ 348.00	\$ 232.00	\$ -	\$ 7,076.00
MISCELLANEOUS INCOME													\$ -
TOTAL REVENUES	\$ 28,583.00	\$ 28,661.00	\$ 28,739.00	\$ 28,807.00	\$ 29,194.00	\$ 28,972.00	\$ 29,040.00	\$ 30,036.00	\$ 30,104.00	\$ 29,853.00	\$ 29,892.00	\$ 30,260.00	\$ 352,141.00
EXPENSES													
HALLWAY CARPET CLEANING	\$ -	\$ -	\$ -	\$ 2,079.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,079.50	\$ -	\$ 4,159.00
CLEANING SERVICE	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,992.00	\$ 1,992.00	\$ 22,704.00
GAS & ELECTRIC	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,190.00	\$ 2,185.00	\$ 26,275.00
WATER & SEWER	\$ -	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -	\$ 11,000.00	\$ -	\$ 11,000.00	\$ -	\$ 12,700.00	\$ 61,700.00
WATER IRRIGATION	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 11,000.00
TRASH REMOVAL	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 17,000.00
MAINTENANCE SUPPLIES	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00
POOL EXPENSES	\$ 503.80	\$ -	\$ -	\$ -	\$ 1,511.40	\$ 2,519.00	\$ 2,519.00	\$ 2,519.00	\$ 2,519.00	\$ 503.80	\$ -	\$ -	\$ 10,076.00
POOL SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ -	\$ 1,000.00
CABLE	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 33.34	\$ 400.00
POND EXPENSE	\$ -	\$ -	\$ -	\$ 135.00	\$ 135.00	\$ 135.00	\$ 135.00	\$ 135.00	\$ 135.00	\$ 135.00	\$ 135.00	\$ 435.00	\$ 1,515.00
PEST CONTROL	\$ -	\$ 510.00	\$ -	\$ -	\$ 510.00	\$ -	\$ -	\$ 510.00	\$ -	\$ -	\$ 510.00	\$ -	\$ 2,040.00
GROUND MAINTENANCE	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,917.00	\$ 2,913.00	\$ 35,000.00
REPAIRS & MAINTENANCE	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,083.00	\$ 2,087.00	\$ 25,000.00
PHONE LINE MONITORING	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 7,560.00
FIRE SYSTEM MONITORING	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 320.00	\$ 320.00	\$ 3,440.00
IRRIGATION MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ -	\$ 1,000.00
SNOW REMOVAL	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 10,000.00
INSURANCE	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	\$ 3,500.00	\$ 3,500.00	\$ 33,900.00
MANAGEMENT FEE	\$ 2,100.00	\$ 2,124.00	\$ 2,146.00	\$ 2,172.00	\$ 2,208.00	\$ 2,232.00	\$ 2,256.00	\$ 2,280.00	\$ 2,304.00	\$ 2,316.00	\$ 2,328.00	\$ 2,352.00	\$ 26,820.00
MISCELLANEOUS EXPENSE	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.63	\$ 800.00
OFFICE EXPENSES	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.63	\$ 800.00
PROFESSIONAL & LEGAL	\$ 5,375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 9,500.00
TAXES				\$ 35.00									\$ 35.00
AUDIT			\$ 1,500.00										\$ 1,500.00
TRANSFERS TO RESERVES	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ 35,220.00
TOTAL EXPENSES	\$ 27,767.48	\$ 31,797.68	\$ 23,811.68	\$ 31,085.18	\$ 22,278.08	\$ 35,049.68	\$ 23,073.68	\$ 38,607.68	\$ 20,856.48	\$ 35,114.68	\$ 24,086.14	\$ 36,415.56	\$ 349,944.00
PROVISION TO EQUITY RESERVE	\$ 815.52 (\$ 3,136.68)	\$ 4,927.32 (\$ 2,278.18)	\$ 6,915.92 (\$ 6,077.68)	\$ 5,966.32 (\$ 8,571.68)	\$ 9,247.52 (\$ 5,261.68)	\$ 5,805.86 (\$ 6,155.56)	\$ 2,197.00						