

THE GREENSTONES OWNERS ASSOCIATION, INC.

FY2013 BUDGET

INITIAL PROPOSAL

October 15, 2012

This budget is based on assessments remaining at the current allocated interest level for each unit and anticipates a Declarant contribution to balance the budget.

Assessments are paid monthly.

**Prepared by
MSI, LLC**

Operating Budget Summary
The Greenstones Owners Association
FY 2013 Budget

Description	2013 Budget
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Income	
Assessments - Homeowners	15,716.00
Developer Contribution	14,894.00

Total Income	30,610.00
Expenses	
Water	2,221.00
Electricity	1,679.00
Telephone	704.00
Management	6,000.00
Administrative	941.00
Postage	83.00
A/R Processing Fee	135.00
Insurance	2,622.00
Insurance - Directors & Officers	317.00
Tax Preparation	200.00
Legal Fees	1,000.00
Grounds Maintenance	1,190.00
Fertilization/Weed/Insect Control	350.00
Grounds Repairs - Sprinklers	400.00
Grounds Repairs - Other	300.00
Trash Removal	2,040.00
Lighting Maintenance	800.00
Snow Removal	750.00
Building Repairs - Other	750.00
Fire System Repairs & Maintenance	600.00
Security Monitoring	360.00
Shared Expenses	4,000.00
Transfer to Reserves	3,168.00

Total Expenses	30,610.00

Net	0.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Water	0.00 134.72	0.00 153.53	0.00 147.26	0.00 151.76	0.00 154.01	0.00 158.51	0.00 154.01	0.00 154.01	0.00 1,178.90	0.00 155.00	0.00 155.00	0.00 140.00	0.00 2,836.71	2,836.71 0.00%
Electricity	0.00 184.24	0.00 184.34	0.00 139.30	0.00 135.96	0.00 111.42	0.00 106.65	0.00 101.73	0.00 96.12	0.00 109.00	0.00 140.00	0.00 185.00	0.00 185.00	0.00 1,678.76	1,678.76 0.00%
Telephone	0.00 0.00	0.00 125.77	0.00 62.40	0.00 63.04	0.00 0.00	0.00 125.86	0.00 0.00	0.00 65.26	0.00 65.74	0.00 65.00	0.00 65.00	0.00 65.00	0.00 703.07	703.07 0.00%
Management	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 400.00	0.00 500.00	0.00 500.00	0.00 500.00	0.00 5,100.00	5,100.00 0.00%
Administrative	0.00 101.30	0.00 131.75	0.00 95.50	0.00 63.50	0.00 84.95	0.00 63.80	0.00 63.90	0.00 56.30	0.00 54.30	0.00 65.00	0.00 65.00	0.00 96.00	0.00 941.30	941.30 0.00%
Postage	0.00 3.81	0.00 2.71	0.00 2.99	0.00 19.96	0.00 2.12	0.00 6.04	0.00 3.61	0.00 10.65	0.00 0.85	0.00 5.00	0.00 5.00	0.00 20.00	0.00 82.74	82.74 0.00%
A/R Processing Fee	0.00 0.00	0.00 0.00	0.00 0.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 15.00	0.00 135.00	135.00 0.00%
Insurance	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 2,002.00	0.00 2.50	0.00 275.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 2,279.50	2,279.50 0.00%
Insurance - D&O	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 276.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 276.00	276.00 0.00%
Tax Prep	0.00 0.00	0.00 0.00	0.00 0.00	0.00 200.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 200.00	200.00 0.00%
Reserve Study	0.00 333.33	0.00 0.00	0.00 0.00	0.00 333.33	0.00 0.00	0.00 0.00	0.00 333.34	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 1,000.00	1,000.00 0.00%
Grounds Maintenance	0.00 56.25	0.00 56.25	0.00 56.25	0.00 114.00	0.00 114.00	0.00 114.00	0.00 114.00	0.00 114.00	0.00 114.00	0.00 119.00	0.00 119.00	0.00 60.00	0.00 1,150.75	1,150.75 0.00%
Fert/Weed/Insect	0.00 0.00	0.00 0.00	0.00 50.00	0.00 50.00	0.00 50.00	0.00 50.00	0.00 50.00	0.00 0.00	0.00 50.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 300.00	300.00 0.00%
Grds Rpr - Other	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 80.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 80.00	80.00 0.00%
Trash Removal	0.00 164.51	0.00 180.77	0.00 166.03	0.00 167.02	0.00 165.82	0.00 184.56	0.00 163.66	0.00 168.84	0.00 170.13	0.00 170.00	0.00 170.00	0.00 170.00	0.00 2,041.34	2,041.34 0.00%
Lighting Maintenance	0.00 0.00	0.00 0.00	0.00 183.73	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 148.44	0.00 0.00	0.00 0.00	0.00 0.00	0.00 150.00	0.00 482.17	482.17 0.00%
Snow Removal	0.00 33.00	0.00 140.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 140.00	0.00 140.00	0.00 453.00	453.00 0.00%
Bldg Rep - Other	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 527.47	0.00 0.00	0.00 0.00	0.00 500.00	0.00 0.00	0.00 1,027.47	1,027.47 0.00%
Security Monitoring	0.00 90.00	0.00 0.00	0.00 0.00	0.00 90.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 90.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 90.00	0.00 360.00	360.00 0.00%

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Shared Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,173.04
	735.50	0.00	0.00	0.00	410.88	0.00	1,776.66	0.00	0.00	1,800.00	0.00	450.00	5,173.04	0.00%

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,255.00
	2,839.00	897.00	1,365.00	1,131.00	1,131.00	2,506.00	3,781.00	1,131.00	4,097.00	2,759.00	1,309.00	3,309.00	26,255.00	
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,300.85
	2,236.66	1,375.12	1,303.46	1,803.57	1,508.20	1,224.42	5,177.91	1,928.59	2,708.92	3,034.00	1,919.00	2,081.00	26,300.85	
Net	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	602.34	-478.12	61.54	-672.57	-377.20	1,281.58	-1,396.91	-797.59	1,388.08	-275.00	-610.00	1,228.00		
Gain/Loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	602.34	124.22	185.76	-486.81	-864.01	417.57	-979.34	-1,776.93	-388.85	-663.85	-1,273.85	-45.85		
Cash Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	-1,310.14	-1,788.26	-1,726.72	-2,399.29	-2,776.49	-1,494.91	-2,891.82	-3,689.41	-2,301.33	-2,576.33	-3,186.33	-1,958.33		
More/Less	-1,310.14	-1,788.26	-1,726.72	-2,399.29	-2,776.49	-1,494.91	-2,891.82	-3,689.41	-2,301.33	-2,576.33	-3,186.33	-1,958.33		