

**DOVERBROOK ESTATES CONDOMINIUM ASSOCIATION
 BUDGET STATEMENT OF REVENUE AND EXPENSE -
 OPERATIONS
 FOR THE YEAR ENDING DECEMBER 31, 2013
 (Unaudited)**

	2013 Annual Budget
Revenue	
Common Area Fees	\$ 1,608,043
Account Adjustments	-
Interest Income-Operations	2,000
Legal/Collection Charges	39,600
6D & Master Deed Fees	2,500
Late & NSF Charges	8,000
Fines & Violation Charges	-
Recreation Revenue	2,000
Swimming Pool/Pass Lessons	100
Clubhouse Rental Revenue	3,700
Lease Fee Revenue	1,200
Garage Fee Rental Revenue	2,900
Other Revenues	1,000
Total Revenue	1,671,043
Expense	
Administrative Expense	
Office Salaries	34,000
Office Supplies	14,000
Dues/Subscriptions/Licenses	500
Newsletter	1,200
Management Fee	103,186
Legal	42,000
Audit/Tax	2,000
Telephone	4,000
Bad Debts	-
Misc. Administrative	500
Total Administrative Expense	201,386
Utilities Expense	
Electricity	7,000
Water	54,000
Sewer	105,000
Gas	5,000
Total Utilities Expense	171,000

Operating & Maintenance Expenses

Office Repairs	-
Clubhouse Repairs	-
Janitor Payroll	6,000
Janitor Supplies	700
Exterminating	4,000
Trash Removal	500
Grounds Supplies	2,500
Grounds Contract	185,000
Fertilization	40,000
Tree & Shrub Maintenance	50,000
Overseeding	10,000
Gutter Cleaning	8,000
Grounds Sweeping	3,000
Snow Removal	150,000
Repairs Payroll	55,000
Repair Services -Outside	1,000
Electrical Supplies & Repairs	2,000
Sewer Line Maintenance	11,000
Vehicle Expense	4,000
Plumbing & Fixtures	2,000
Travel Reimbursement	750
Repairs & Maintenance	20,814
Roof Maintenance	5,000
Tennis Court Improvements	-
Pool Equipment Storage Shed	-
Swimming Pool Maintenance	1,650
Swimming Pool Supplies	3,900
Pool Furniture	-
Lifeguard Payroll	-
Painting	4,000
Recreation	1,000
Suspense	-
Misc. Operating & Maintenance	400
Total Oper. & Maint. Expenses	572,214

Tax & Insurance Expense

Real Estate Taxes	2,100
Payroll Taxes	12,500
Federal & State Income Taxes	1,700
Insurance - General	155,100
Insurance - Worker's Comp	2,900
Health Insurance & Benefits	8,100
Insurance Deductible	10,000
Insurance - Auto	1,900
Total Tax & Insurance Expense	194,300

Retirement of Assets	
Depreciation	-
Gain on Sale of Asset	-
Total Retirement of Assets	-
Operating Transfers	
Transfers to Reserve Income	532,143
Transfer to Reserve Income	-
Total Operating Transfers	<u>532,143</u>
Total Expenses	<u>1,671,043</u>
Net Operating Surplus/(Deficit)	<u><u>\$ -</u></u>
Average Fee per Unit	\$ 239.29
Dollar Increase in Fees	-
Percentage Increase in Fees	0.0%