

## Budget Detail

Real Estate Plus, Inc. dba Management Services

Properties: Inlet Cove Townhomes - PO Box 3576 Morehead City, NC 28557

Period Range: Jan 2022 to Dec 2022

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total	Percent
<b>Inlet Cove Townhomes - PO Box 3576 Morehead City, NC 28557 - 2022</b>														
<b>Income</b>														
INCOME														
HOA Income														
HOA Dues	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	109,800.00	100.00
<b>Total HOA Income</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>109,800.00</b>	<b>100.00</b>
<b>Total INCOME</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>109,800.00</b>	<b>100.00</b>
<b>Total Budgeted Income</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>109,800.00</b>	<b>100.00</b>
<b>Expense</b>														
EXPENSES														
Recoverable														
Lawn Maintenance	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	2,970.00	35,640.00	32.63
Plumbing	333.34	333.34	333.34	333.34	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00	3.66
<b>Total Recoverable</b>	<b>3,303.34</b>	<b>3,303.34</b>	<b>3,303.34</b>	<b>3,303.34</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>3,303.33</b>	<b>39,640.00</b>	<b>36.30</b>
Administrative														
Meeting Expense	33.34	33.34	33.34	33.34	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00	0.37
<b>Total Administrative</b>	<b>33.34</b>	<b>33.34</b>	<b>33.34</b>	<b>33.34</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>33.33</b>	<b>400.00</b>	<b>0.37</b>
Management														
Management Fee	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	10,000.00	9.16
HOA Software User Fees	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	1,464.00	1.34
<b>Total Management</b>	<b>955.34</b>	<b>955.34</b>	<b>955.34</b>	<b>955.34</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>955.33</b>	<b>11,464.00</b>	<b>10.50</b>
Operating														
Legal Fees	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00	0.92
Accounting	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00	0.41
Bank Charges	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00	0.05
Utilities														
Electricity	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	10.99

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total	Percent
Refuse Collection	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	5.49
<b>Total Utilities</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>18,000.00</b>	<b>16.48</b>
<b>Total Operating</b>	<b>1,625.84</b>	<b>1,625.84</b>	<b>1,625.84</b>	<b>1,625.84</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>1,625.83</b>	<b>19,510.00</b>	<b>17.86</b>
Repairs and Maintenance														
Extermination	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1.10
Retention Pond Maintenance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00	1.83
<b>Total Repairs and Maintenance</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.67</b>	<b>266.66</b>	<b>266.66</b>	<b>266.66</b>	<b>266.66</b>	<b>3,200.00</b>	<b>2.93</b>
<b>Total EXPENSES</b>	<b>6,184.53</b>	<b>6,184.53</b>	<b>6,184.53</b>	<b>6,184.53</b>	<b>6,184.49</b>	<b>6,184.49</b>	<b>6,184.49</b>	<b>6,184.49</b>	<b>6,184.48</b>	<b>6,184.48</b>	<b>6,184.48</b>	<b>6,184.48</b>	<b>74,214.00</b>	<b>67.95</b>
Replacement Reserve Contribution	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.66	2,916.66	2,916.66	2,916.66	35,000.00	32.05
<b>Total Budgeted Expense</b>	<b>9,101.20</b>	<b>9,101.20</b>	<b>9,101.20</b>	<b>9,101.20</b>	<b>9,101.16</b>	<b>9,101.16</b>	<b>9,101.16</b>	<b>9,101.16</b>	<b>9,101.14</b>	<b>9,101.14</b>	<b>9,101.14</b>	<b>9,101.14</b>	<b>109,214.00</b>	<b>100.00</b>
Total Budgeted Income	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	9,150.00	109,800.00	100.00
Total Budgeted Expense	9,101.20	9,101.20	9,101.20	9,101.20	9,101.16	9,101.16	9,101.16	9,101.16	9,101.14	9,101.14	9,101.14	9,101.14	109,214.00	100.00
<b>Net Operating Income</b>	<b>48.80</b>	<b>48.80</b>	<b>48.80</b>	<b>48.80</b>	<b>48.84</b>	<b>48.84</b>	<b>48.84</b>	<b>48.84</b>	<b>48.86</b>	<b>48.86</b>	<b>48.86</b>	<b>48.86</b>	<b>586.00</b>	<b>100.00</b>