

		2016 budget	2017 budget	8/31/2017	Last 4 months Est	2017 Estimate	2018 budget
4010	Assessments	\$503,040.00	\$503,040.00	\$335,360.00	\$167,680.00	\$503,040.00	\$565,920.00
4040	Legal Fees	\$0.00	\$0.00	\$4,479.42	\$0.00	\$4,479.42	\$0.00
4050	Late Fee & Other	\$3,000.00	\$3,000.00	\$725.00	\$375.00	\$1,100.00	\$1,200.00
4611	Insurance Claim income	\$0.00	\$0.00	\$42,391.68	\$0.00	\$42,391.68	\$0.00
4996	NSF/Admin Fees	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4610	Interest Income Replacement	\$9,000.00	\$9,000.00	\$5,557.63	\$6,442.37	\$12,000.00	\$13,600.00
	<b>Total Income</b>	<b>\$515,040.00</b>	<b>\$515,040.00</b>	<b>\$388,563.73</b>	<b>\$174,497.37</b>	<b>\$563,061.10</b>	<b>\$580,720.00</b>
	<b>Operating Expenses</b>						
	<b>ADMIN EXP</b>						
8502	Mgmt Fee	\$21,400.00	\$21,400.00	\$13,816.88	\$7,542.74	\$21,359.62	\$21,348.00
8505	Audit Fee	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$4,200.00	\$4,300.00
8506	Bookkeeping Fee	\$15,081.00	\$15,081.00	\$9,495.89	\$6,689.45	\$16,185.34	\$15,720.00
8504	Legal Fees	\$9,000.00	\$9,000.00	\$4,191.20	\$1,808.80	\$6,000.00	\$9,000.00
	Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
8501	Postage & Printing	\$1,500.00	\$1,500.00	\$49.00	\$900.00	\$949.00	\$1,500.00
8606	Insurance	\$115,000.00	\$115,000.00	\$39,342.20	\$41,536.56	\$80,878.76	\$99,600.00
8511	Office & Admin	\$2,000.00	\$2,000.00	\$1,168.14	\$1,750.00	\$2,918.14	\$3,000.00
	<b>Total Admin Exp</b>	<b>\$168,181.00</b>	<b>\$168,181.00</b>	<b>\$72,263.31</b>	<b>\$60,227.55</b>	<b>\$132,490.86</b>	<b>\$158,468.00</b>
	<b>UTILITIES</b>						
7201	Electric	\$320.00	\$320.00	\$161.88	\$300.00	\$461.88	\$500.00
7202	Water & Sewer	\$1,200.00	\$1,200.00	\$290.19	\$700.00	\$990.19	\$1,000.00
	<b>Total Utilities</b>	<b>\$1,520.00</b>	<b>\$1,520.00</b>	<b>\$452.07</b>	<b>\$1,000.00</b>	<b>\$1,452.07</b>	<b>\$1,500.00</b>
	<b>GROUNDS</b>						
7801	Landscaping	\$35,000.00	\$35,000.00	\$33,024.00	\$2,750.00	\$35,774.00	\$45,000.00
7802	Lawn Maintenance	\$50,536.00	\$50,536.00	\$32,215.00	\$19,329.00	\$51,544.00	\$52,576.00
7804	Snow Removal	\$36,000.00	\$36,000.00	\$7,967.08	\$28,032.92	\$36,000.00	\$36,000.00
	<b>Total Contracts</b>	<b>\$121,536.00</b>	<b>\$121,536.00</b>	<b>\$73,206.08</b>	<b>\$50,111.92</b>	<b>\$123,318.00</b>	<b>\$133,576.00</b>
	<b>MAINTENANCE</b>						
7720	Maint. & Tuckpointing	\$3,000.00	\$3,000.00	\$2,900.41	\$2,900.41	\$5,800.82	\$6,000.00
7719	Painting & Stucco	\$100,000.00	\$100,000.00	\$100,818.55	\$30,000.00	\$130,818.55	\$105,000.00
7817	Roof Repair	\$6,000.00	\$6,000.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
7816	Gutter & Downspout	\$6,881.00	\$6,881.00	\$0.00	\$6,950.00	\$6,950.00	\$6,950.00
7815	Electrical & Bulbs	\$1,000.00	\$1,000.00	\$2,237.90	\$1,200.00	\$3,437.90	\$3,600.00
7725	Streets - Asphalt	\$27,500.00	\$27,500.00	\$0.00	\$0.00	\$0.00	\$6,000.00
7900	Insurance Claim	\$0.00	\$0.00	\$46,581.53	\$0.00	\$46,581.53	\$10,000.00
	<b>Total Maint</b>	<b>\$144,381.00</b>	<b>\$144,381.00</b>	<b>\$152,538.39</b>	<b>\$49,050.41</b>	<b>\$201,588.80</b>	<b>\$145,550.00</b>
	<b>Capital Exp</b>						
	Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,600.00
	Concrete Drives & Stoops	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
	Roofs Gutters Downspouts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balconies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Retaining Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Entrance Monument	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Capital Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$33,600.00</b>
	<b>Operating Contingency</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,164.00</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$450,618.00</b>	<b>\$450,618.00</b>	<b>\$298,459.85</b>	<b>\$160,389.88</b>	<b>\$458,849.73</b>	<b>\$487,858.00</b>
	<b>REPLACEMENT FUND</b>						
	Roofs/Gutters/Downspouts	\$64,422.00	\$64,422.00	\$0.00	\$64,422.00	\$64,422.00	\$82,862.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
	<b>TOTAL REPLACEMENT EXPENSE</b>	<b>\$64,422.00</b>	<b>\$64,422.00</b>	<b>\$0.00</b>	<b>\$64,422.00</b>	<b>\$64,422.00</b>	<b>\$92,862.00</b>
	<b>TOTAL EXPENSES</b>	<b>\$515,040.00</b>	<b>\$515,040.00</b>	<b>\$298,459.85</b>	<b>\$224,811.88</b>	<b>\$523,271.73</b>	<b>\$580,720.00</b>