

2017 Budget Worksheet	2016 Annual Budget	Projected 2016 Actual	2017 Annual Budget	Notes for 2017
Monthly HOA	200	200	210	
Income				
1750 Interest	225	310	300	
4000 HOA Assessments	172,800	172,800	181,440	
4100 Late Fees	300	140	100	
4300 Deposits - Pool Keys				
4250 Comcast marketing support		2,100	1,000	Being conservative by budgeting half.
Total Income	173,325	175,350	182,840	
Expenses				
50000 Operations				
5000 Administration	250	432	775	Taxes on interest and Comcast rebate
5100 Insurance (full year paid in Sept)	1,400	1,478	1,700	Increased insurance coverage
5150 Professional Management	2,900	3,400	3,500	Doing more. No change in rate.
xxxx Enforcement - Parking, Architectural	2,000	0	0	Hasn't materialized
5150 Social	100	50	100	
Total 50000 Operations	6,650	5,360	6,075	
51000 Utilities				
5200 Electricity	3,600	3,500	3,600	No pending rate change
5250 Communications / Internet	2,000	2,100	2,200	This is Comcast
5300 Gas	1,500	1,250	1,500	1.6% rate decrease
5400 Water/Sewage	41,000	41,000	41,000	3% rate increase
5500 Trash Removal	14,500	14,500	14,500	No pending rate change
Total 51000 Utilities	62,600	62,350	62,800	

2017 Budget Worksheet	2016 Annual Budget	Projected 2016 Actual	2017 Annual Budget	Notes for 2017
52000 Landscape				
5700 Landscape Expense - Other				
5705 Misc. Landscape Expense				
5710 Barkdust				
5715 Spraying				
5760 Landscape Plants & Planting				
5780 Landscape Arborist				
5785 Owners landscape Cost Share				
Total 5700 Landscape Expense - Other	11,000	11,000	11,000	
5800 Landscape Gardner	42,680	43,000	44,500	Assumed 3.5% increase
5850 Landscaping/Irrigation System	5,000	5,000	5,000	
Total 52000 Landscape	58,680	59,000	60,500	
53000 Pool Operations				
5900 Pool Supplies	2,000	1,382	2,000	
5960 Pool filter and heating maintenance		275		
Total 53000 Pool Operatons	2,000	1,657	2,000	
54000 Painting				
6000 Other Painting	500	75	500	
Total 54000 Painting	500	75	500	

2017 Budget Worksheet	2016 Annual Budget	Projected 2016 Actual	2017 Annual Budget	Notes for 2017
55000 Maintenance				
6100 General maintenance				
6105 Clubhouses				
6106 Deck and Bridge				
6110 Drainage/Storm Drainage				
6111 Water supply system				
6112 Sanitary sewer				
6115 Roads				
6116 Sidewalks				
6117 Lighting				
6120 Other maintenance				
6125 Supplies				
6127 Pool repairs				
Total 55000 Maintenance	7,000	7,500	7,000	
56000 Reserve Funds				
6180 Site Maintenance Reserves accrual	23,500	23,500	32,000	Additional \$8500 with HOA of \$210/mo
6190 Painting Reserves accrual	12,000	12,000	12,000	
6195 Site Maintenance Reserve interest accrual	225	310	300	
Total 56000 Reserve Funds	35,725	35,810	44,300	
Total Expenses	173,155	171,752	183,175	
Net Income/(Loss)	170	3,598	(335)	

2017 Budget Worksheet	2016 Annual Budget	Projected 2016 Actual	2017 Annual Budget	Notes for 2017
Site Maintenance Reserves				
Beginning Balance	34,002	34,002	33,391	
Transfers from Operations	23,500	23,500	32,000	
Interest Income	225	310	300	
Pool furnace		(2,730)		
Road repair		(4,391)		
Pool replastering and renovation		(17,300)		
Ending Balance	57,727	33,391	65,691	
Painting Reserves				
Beginning Balance	38,588	38,588	50,588	
Transfers from Operations	12,000	12,000	12,000	
Expenses	0	0	0	
Ending Balance	50,588	50,588	62,588	