

**Canterbury Homeowners
Association 2018 Budget**

2017 Monthly Maint. Fee

\$195.00 \$232.00 \$37.00

Description	Sept YTD Actual	Oct - Dec Forecast	Forecasted YTD Total	Adjustments to Forecast	2018 Yearly Budget	2017 Budget	Variance 2017 vs. 2018
Assessment Income			\$0		\$432,019	\$ 445,348	\$ (13,329)
Rent	\$25,500	\$9,000	\$34,500	(\$19,500)	\$15,000	\$ 15,000	\$ -
Late Fee	\$2,740	\$900	\$3,640	(\$2,640)	\$1,000	\$ 1,000	\$ -
Capital Contribution	\$1,200	\$600	\$1,800	\$1,200	\$3,000	\$ -	\$ 3,000
Interest	\$90	\$15	\$105		\$105	\$ 771	\$ (666)
Application Fee	\$5,300	\$700	\$6,000	(\$3,000)	\$3,000	\$ 4,000	\$ (1,000)
Gate Card / Pool Key	\$400	\$100	\$500		\$500	\$ 1,500	\$ (1,000)
Sub Total Income	\$35,230	\$11,315	\$46,545	(\$23,940)	\$454,624	\$ 467,619	\$ (12,995)
Management Fees	\$32,400	\$10,800	\$43,200	\$4,200	\$47,400	\$ 43,200	\$ 4,200
Legal Fees	\$1,483	\$0	\$1,483	\$17	\$1,500	\$ 2,000	\$ (500)
Accounting Fees	\$3,500	\$0	\$3,500		\$3,500	\$ 2,700	\$ 800
Background Checks	\$599	\$200	\$799	\$1	\$800	\$ 1,600	\$ (800)
License and Permits	\$250	\$0	\$250		\$250	\$ 250	\$ -
Annual Report	\$86	\$0	\$86		\$86	\$ 86	\$ -
Office Supplies	\$2,152	\$0	\$2,152	(\$152)	\$2,000	\$ 1,500	\$ 500
Bank Charges	\$60	\$487	\$547	\$3	\$550	\$ 500	\$ 50
Master Assoc Fee	\$27,699	\$0	\$27,699		\$27,699	\$ 27,768	\$ (69)
Bad Debt	\$3,510	\$1,170	\$4,680	\$0	\$4,680	\$ 4,680	\$ -
Master Insurance	\$0	\$0	\$0	\$87,796	\$87,796	\$ -	\$ 87,796
Insurance	\$10,004	\$4,700	\$14,704	(\$14,704)	\$0	\$ 23,152	\$ (23,152)
Administrative	\$81,743	\$17,357	\$99,100	\$77,161	\$176,261	\$ 107,436	\$ 68,825
Grounds and Lawn	\$32,445	\$10,815	\$43,260		\$43,260	\$ 43,260	\$ -
Preserve Maint	\$1,125	\$375	\$1,500		\$1,500	\$ 1,500	\$ -
Pest Control Lawn	\$4,900	\$0	\$4,900		\$4,900	\$ 3,250	\$ 1,650
Pool	\$3,105	\$900	\$4,005		\$4,005	\$ 3,480	\$ 525
Repairs and Maint	\$5,765	\$1,921	\$7,686	\$7,314	\$15,000	\$ 19,935	\$ (4,935)
Maintenance Person	\$5,035	\$2,032	\$7,067	\$1,061	\$8,128	\$ 7,233	\$ 895
Golf Cart maint	\$1,112	\$417	\$1,529		\$1,529	\$ 3,000	\$ (1,471)
Pool Repairs	\$1,595	\$0	\$1,595	(\$95)	\$1,500	\$ 1,500	\$ -
Gate Repairs and Maint	\$373	\$0	\$373	\$4,627	\$5,000	\$ 5,000	\$ -
Gate Entry Fobs	\$0	\$0	\$0	\$250	\$250	\$ 250	\$ -
Security	\$43,935	\$16,066	\$60,001	(\$1)	\$60,000	\$ 59,098	\$ 902
Gate entry Monitor	\$36,582	\$11,186	\$47,768	(\$3,020)	\$44,748	\$ 43,152	\$ 1,596
Landscape Extras	\$12,097	\$3,000	\$15,097	(\$5,097)	\$10,000	\$ 10,000	\$ -
Irrigation	\$585	\$195	\$780	\$820	\$1,600	\$ 1,600	\$ -
Irrigation Hoover contract	\$2,618	\$0	\$2,618		\$2,618	\$ 1,209	\$ 1,409
Rust Prevention	\$5,003	\$2,500	\$7,503		\$7,503	\$ 7,538	\$ (35)
Janitorial Supplies	\$43	\$25	\$68	\$32	\$100	\$ 200	\$ (100)
Foreclosed Unit expense	\$3,091	\$1,030	\$4,121	(\$121)	\$4,000	\$ 3,915	\$ 85
Repairs /Maint	\$159,410	\$50,462	\$209,872	\$5,770	\$215,642	\$ 215,120	\$ 522
Electric	\$23,041	\$7,680	\$30,721		\$30,721	\$ 31,245	\$ (524)
Water	\$724	\$241	\$965	\$35	\$1,000	\$ 1,128	\$ (128)
Utilities	\$23,765	\$7,921	\$31,686	\$35	\$31,721	\$ 32,373	\$ (652)
Reserves	\$19,328	\$9,672	\$29,000	\$ 2,000.00	\$31,000	\$ 29,000	\$ 2,000
Reserves	\$19,328	\$9,672	\$29,000	\$0	\$31,000	\$ 29,000	\$ 2,000
TOTAL EXPENSES	\$284,246	\$85,412	\$369,658	\$82,966	\$454,624	\$383,929	\$70,695