

**FIRST HARLAN CARRIAGE HOMES
2018 OPERATING BUDGET**

	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Budget</u>
<u>Operating Income</u>			
Association Dues	\$ 89,273.00	\$ 95,445.75	\$ 95,040.00
Other Income (Late Fees, Reimbursement)	\$ 489.00	\$ 695.00	\$ -
Total Operating Income	\$ 89,762.00	\$ 96,140.75	\$ 95,040.00
<u>Expenses</u>			
Administrative			
Insurance (Association & D&O)	\$ 11,397.33	\$ 12,932.67	\$ 13,300.00
Legal & Accounting	\$ 295.00	\$ 295.00	\$ 295.00
Miscellaneous (Postage, Bank fees, HOA Reg)	\$ 192.50	\$ 620.46	\$ 200.00
Management Fees	\$ 5,940.00	\$ 5,940.00	\$ 5,940.00
Reserves	\$ 25,500.00	\$ -	\$ 30,000.00
Total Administrative	\$ 43,324.83	\$ 19,788.13	\$ 49,735.00
Utilities			
Storm Water	\$ 1,285.22	\$ 1,299.13	\$ 1,320.00
Water	\$ 14,625.00	\$ 12,855.70	\$ 13,500.00
Trash Removal	\$ 4,309.32	\$ 4,590.33	\$ 4,800.00
Total Utilities	\$ 20,219.54	\$ 18,745.16	\$ 19,620.00
Grounds Maintenance			
Landscaping/Trees	\$ 8,260.00	\$ 650.00	\$ 1,000.00
Sprinkler Maintenance	\$ 983.00	\$ 1,554.57	\$ 1,700.00
Landscape Contract	\$ 12,809.46	\$ 12,477.96	\$ 12,500.00
Snow Removal	\$ 3,375.00	\$ 2,029.67	\$ 2,000.00
Concrete Repair	\$ 6,426.00	\$ -	\$ -
Miscellaneous (couch removal, mail boxes, fence repair)	\$ 357.14	\$ -	\$ 1,000.00
Total Grounds Maintenance	\$ 32,210.60	\$ 16,712.20	\$ 18,200.00
Building Maintenance			
Roof Repair	\$ 160.00	\$ 1,190.00	\$ -
Gutters/Downspouts	\$ -	\$ -	\$ 1,000.00
Miscellaneous (Exterior Lights)	\$ 560.89	\$ 63.59	\$ 300.00
Total Building Maintenance	\$ 720.89	\$ 1,253.59	\$ 1,300.00
Total Expenses	\$ 96,475.86	\$ 56,499.08	\$ 88,855.00
Annual Income Less Expenses	\$ (6,713.86)	\$ 39,641.67	\$ 6,185.00

**FIRST & HARLAN CARRIAGE HOMES
FINANCIAL REPORT
FOR YEAR ENDED DECEMBER 31, 2017**

Balance Forward: December 31, 2016		
Checking Account	\$ 17,953.65	
Savings Account	<u>\$113,159.35</u>	
TOTAL CASH ON HAND JANUARY 1, 2017		\$131,113.00
<u>INCOME</u>		
Fee Income:	\$ 95,445.75	
Insurance claim	\$174,493.40	
Special Assessment	\$109,490.75	
Late Fees	\$ 695.00	
Interest	<u>\$ 33.95</u>	
Total Income:		<u>\$ 380,158.85</u>
TOTAL MONIES AVAILABLE:		\$511,271.85
<u>EXPENSES</u>		
<u>Administrative</u>		
Accounting Fee – CPA/tax return	\$ 295.00	
Miscellaneous Expense (State Corp report, postage, checks, annual meeting room, dues letters)	\$ 620.46	
Insurance	\$ 12,932.67	
Management Fee	<u>\$ 5,940.00</u>	
Total Administrative		\$ 19,788.13
<u>Utilities</u>		
Storm water	\$ 1,299.13	
Water	\$12,855.70	
Trash Removal	<u>\$ 4,590.33</u>	
Total Utilities		\$ 18,745.16
<u>Building Maintenance</u>		
Hail Storm Repairs	\$220,992.88	
Roof Maintenance	\$ 1,190.00	
Exterior Lights	<u>\$ 63.59</u>	
Total Building Maintenance		\$ 222,246.47
<u>Grounds Maintenance</u>		
Landscape Contract (mowing, trimming, aerate, fertilize)	\$12,477.96	
Sprinkler Repair	\$ 1,554.57	
Snow Removal	\$ 2,029.67	
Trees – storm damage	<u>\$ 650.00</u>	
Total Grounds Maintenance		<u>\$ 16,712.20</u>
Total Expenses:		<u>\$277,491.96</u>
BALANCE December 31, 2017:		\$233,779.89

Bank Accounts Statements December 31, 2017:

Checking Account:	\$120,586.59
Savings Account:	<u>\$113,193.30</u>

BANK ACCOUNTS TOTAL CASH ON HAND December 31, 2017: **\$233,779.89**