Ftw 8118

Berry's Pond/The Shores 2017 Budget vs. Actual	2017 Budget		[illegible]		Difference	
SUMMARY	Totals		Totals		Totals	
HOA Dues Income	11,700.00		9,875.00	**→	1,875	
Less Delinquency (Expected (5)	-750.00	*				*Actual Delinquent as of 12-31-17 = 15 Owners
Mailing Fees Reimburse			19.47			$2,025.00
Total Income	10,950.00		9,894.47			
						**several homeowners paid 2016 & 2017 Dues in 2017
Less Operating Expenses	11,543.51		10864.88			
Shortfall	593.51		970.41			
Operating Expenses						
Landscape Contract	1,440.00		1,240.00		-200.00	
Web Site	92.00		142.24		50.24	
Signage	100.00		100.00		0.00	
Electricity (Lights on E. Victor Hill Rd)	339.12		376.06		36.94	
Electricity (Entance sign lighting & All other streetlights)	5,179.39		5,109.94		-69.45	
Accounting fee - tax return	85.00		85.00		0.00	
Legal	500.00		0.00		-500.00	
Insurance	1,168.00		1,198.00		30.00	
Postage-includes certified to delinquent owners	150.00		160.74		10.74	
Printing	50.00		15.90		-34.10	
Management Fees	2,340.00		2,340.00		0.00	
Recording Fees for Amended Covenants	100.00		97.00		-3.00	
Total Operating Expenses	11,543.51		10,864.88		-678.63	
Beginning Cash Balance as of 01-01-17: $7412.82						
Ending Cash Balance as of 12-31-17: $6442.41						

Berrys Pond/The Shores HOA

Berrys Pond/The Shores HOA	Berry's Pond/Thé Shores 2018 Budget	2018	
SUMMARY			
		Totals	
Potential Income	77 Homeowners (All) *	11,550.00	Annual dues $150.00
Less Projected Delinquency	14 Homeowners Delinquent	-2,100.00	
Projected adjusted Income		9,450.00	
Less Projected Operating Expenses	Itemized below	11,377.08	
Potential Shortage		-1,927.08	
Projected Operating Expenses			
Landscape Contract		960.00	$120.00 monthly for 8 months
Web Site Hosting and Domain Fee		142.24	
Electricity (Lights on E. Victor Hill Rd)		345.36	
Electricity (Entance sign lighting & all other Street Lights)		5,136.48	
Accounting fee - tax return		85.00	
Legal **		900.00	
Insurance		1,198.00	Includes Directors & Officers Coverage
Postage ***		220.00	
Printing		50.00	
Management Fees		2,340.00	$195 per month
Projected Operating Expenses		11,377.08	
	*One owner purchased 2 lots and combined into 1 lot		
	**Note: this entire cost is to attempt to collect unpaid dues		
	***Most of this cost is for for certified letters to delinquent owners		