Windstone Community Association II
2018 Budget - Proposed

		2017 Budget	2017 at 50%	2017 Estimated Year End	2018 Budget Proposed
6	**INCOME**				
7	Assessment	122,400.00	123,559.60		122,400.00
8	Late Charge Income	500.00	530.00		500.00
9	Legal Reimbursement/Collections	800.00	3,110.71		1,000.00
10	Other Misc. Income	500.00	2,979.32		500.00
11	**TOTAL INCOME**	**124,200.00**	**$130,179.63**	**$0.00**	**124,400.00**
12					
13	**ADMINISTRATIVE**				
14	Accounting Services (audit & Taxes)	2,700.00	2,450.00	2,450.00	2,700.00
15	Bookkeeping Services	100.00	0.00	0.00	0.00
18	File Storage/Scan/Shred	400.00	136.10		300.00
19	Insurance	5,200.00	2,675.00	3,951.00	5,200.00
20	Legal Fees - Collection	4,000.00	943.72	1,500.00	4,000.00
21	Legal Fees - General	2,500.00	2,450.00	2,700.00	2,500.00
22	Lien/Release of Lien	0.00	0.00	0.00	0.00
23	Management Fees	19,000.00	9,422.13	18,805.40	19,001.30
24	Postage*	2,500.00	727.77	1,800.00	2,500.00
25	Printing*	1,200.00	602.44	1,200.00	1,500.00
26	Office Expense	300.00	0.00	0.00	150.00
27	Website	1,600.00	393.75	600.00	1,800.00
28	Software Expense	400.00	0.00	0.00	450.00
29	Bad Debt Write Off Expense	0.00	837.50	837.50	
30	Telephone Expense	0.00	0.00	0.00	0.00
31	Social Activities	300.00	0.00	0.00	0.00
32	Miscellaneous	0.00	10.00	10.00	10.00
33	**TOTAL ADMINISTRATIVE**	**40,200.00**	**$20,648.41**	**$33,853.90**	**40,111.30**
34					
35	**MAINTENANCE**				
36	Landscape Contract (plus mulch)	28,500.00	12,060.00	24,120.00	24,120.00
37	Maint. Supplies/Replacement	5,500.00	0.00	0.00	5,500.00
38	Pond Maintenance	11,000.00	8,600.00	8,600.00	9,500.00
39	Holiday Decorations	1,150.00	30.72	2,300.00	2,500.00
40	Irrigation Maintenance	400.00	209.95	342.00	400.00
41	Tree Maintenance & Removal	9,350.00	0.00	7,000.00	9,300.00
NEW	Trash Removal	0.00	0	0	500.00
42	**TOTAL MAINTENANCE**	**55,900.00**	**$20,900.67**	**$42,362.00**	**51,320.00**
43					
44	**OPERATING**				
45	ComEd Electric	1,400.00	356.04	700.00	1,000.00
46	Water	700.00	213.30	350.00	500.00
47	**Operating Total**	**2,100.00**	**569.34**	**1,050.00**	**1,500.00**
48	Reserve Transfer	26,000.00	13,000.01		
49	**TOTAL OPERATING EXPENSES**	**124,200.00**	**$55,118.43**	**$77,265.90**	**92,931.30**
50					
51	* If Board approves amendments a copy will have to be mailed ot all owers, substantially increasing postage & printing as shown				

		2017 Budget	2017 at 50%	2017 Estimated Year End	2018 Budget Proposed
56					
57	**CAPITAL EXPENDITURES**				
58	Updated Reserve Study	0.00	0.00	0.00	
59	Tree Replacements	5,000.00	0.00	0.00	
60	Front Entrance Monument	0.00	0.00	0.00	
61	Bubblers & Fountains	0.00	0.00	0.00	
62	Update/Covenants & Bylaws	5,000.00	$0.00	0.00	
63	Tennis Courts	5,000.00	$0.00	0.00	
64	New/Repaired Piers	0.00	$0.00	0.00	
65	Spillway Dam	5,000.00	$0.00	0.00	
66	Entrance Lighting	5,000.00	$0.00	0.00	
67	**TOTAL CAPITAL EXPENDITURES**	**25,000.00**	**0.00**	**$0.00**	**0.00**
prepared 8/21/17					