

Budget Proposal

	2016 Approved Budget	2016 Projected Year End	2017 Proposed Budget	Assumptions:
<i>Monthly Common Charge (48 units)</i>	310		310	
Revenue				
Common Charges Income	178,560	178,560	178,560	
Other Income (Fees, Capital Contrib., etc.)	<u>0</u>	<u>0</u>	<u>0</u>	
TOTAL Revenue	178,560	178,560	178,560	
Expense				
Administrative				
Office Expense	2,000	2,000	2,000	
Reserve	33,802	33,802	34,816	<i>per RsrvAnalysisRpt 5/25/11 \$100.00/month 2% increase per contract</i>
Deferred Maint	1,200	1,200	1,200	
Management Fee	<u>8,807</u>	<u>8,807</u>	<u>8,983</u>	
Total	45,809	45,809	46,999	
Utilities				
Hydrants	3,600	3,429	3,600	
Electricity	<u>2,000</u>	<u>1,938</u>	<u>2,000</u>	
Total	5,600	5,367	5,600	
Maintenance				
Maintenance/Repairs	23,900	28,980	22,700	<i>\$983.45/mo thru 2/28/19 contract thru 11/30/19</i>
Trash	12,097	12,784	11,801	
Landscape/Snow	<u>64,184</u>	<u>63,447</u>	<u>67,500</u>	
Total	100,181	105,211	102,001	
Other Expense				
Insurance	26,436	21,390	23,196	<i>new insurance co.</i>
Accounting & Tax	500	500	500	
Misc: contributions, etc.	<u>250</u>	<u>200</u>	<u>250</u>	
Total	27,186	22,090	23,946	
Special Projects				
Unassigned	<u>0</u>	<u>0</u>	<u>0</u>	
Total	0	0	0	
TOTAL Expenses	178,776	178,477	178,546	
Net Profit & (Loss)	(216)	83	14	