

2018

2018 Ratified Budget				
	2017 Approved Budget	2017 Projected Year End	2018 Ratified Budget	Assumptions:
<i>Monthly Common Charge (48 units)</i>	310		320	
Revenue				
Common Charges Income	178,560	178,560	184,320	
Resale Certificate	0	50	0	
Interest	0	824	0	
Late Charges	0	224	0	
Work Order Recovery	0	1,660	4,800	<i>from assessments</i>
Other Income (Fees, Capital Contrib., etc.)	0	620	0	
TOTAL Revenue	178,560	181,938	189,120	
Expense				
Administrative				
Office Expense	2,000	600	2,000	
Capital Contribution Transfer	0	620	0	
Reserve	34,816	34,816	35,861	<i>35,861 for 2018</i>
Deferred Maint	1,200	1,200	1,200	<i>current rate @ \$100/mo.</i>
Management Fee	<u>8,983</u>	<u>8,983</u>	<u>8,983</u>	<i>no increase from 2017</i>
Total	46,999	46,219	48,044	
Utilities				
Hydrants	3,600	4,398	3,600	<i>bi-annual to qtrly billing</i>
Electricity	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	
Total	5,600	6,398	5,600	
Maintenance				
Maintenance/Repairs	22,700	21,015	20,750	
Trash	11,801	11,831	11,801	<i>contract thru 02/28/19</i>
Landscape/Snow	<u>67,500</u>	<u>67,163</u>	<u>67,500</u>	<i>Bruzzi contract thru 11/30/19</i>
Total	102,001	100,009	100,051	
Other Expense				
Insurance	23,196	19,436	24,670	<i>3yr rate lock - to 06/06/19</i>
Accounting & Tax	500	250	3,250	
Misc: contributions, etc.	<u>250</u>	<u>250</u>	<u>150</u>	
Total	23,946	19,936	28,070	
Special Projects				
Unassigned	0	0	0	
New Driveways	0	3,600	0	<i>37 & 39 CRR</i>
Walkways	0	2,575	0	
Shared: Bump Outs	0	2,520	0	
Shared: Deck Staining	0	0	7,350	
Assessed: Shutters	0	400	0	
Total	0	9,095	7,350	
TOTAL Expenses	178,546	181,657	189,115	
Net Profit & (Loss)	14	281	5	