

VILLAGE HOA BUDGET

Jan 1, 2017 thru Dec 31, 2017 P&L Cash Position 12-31-17 and 2018 -19 Projected Budget

	Total 2017 Projected	Total 2017 Actual	Total 5-1-18 to 4-30-19 Projected	Monthly for one home
Income				
1 HOA Fees	\$170,400	\$169,671	\$183,180	\$215.00
2 Other (opener, transfer + Interest inc.)	1,200	1,504	1,200	
3 Insurance assessment	12,000	11,246	12,000	
4 Total Income	\$183,600	\$182,421	\$196,380	\$215.00
Operating Expenses				
5 Management	\$14,400	\$14,407	\$14,400	\$16.90
6 Bank Charges + Lic. + Tax	1000	800	800	\$0.94
7 Postage / Printing / coupon	1,600	1,339	1,000	\$1.17
8 Landscaping (Annual Contract)	43,000	42,542	42,500	\$49.88
9 Snow Removal (salt & ice-melt)	5,350	4,520	4,500	\$5.28
10 Sprinkler up-date & repairs	5,100	5,097	4,400	\$5.16
11 Comcast Cable - Basic	26,810	29,807	30,000	\$35.21
12 Insurance	32,800	32,800	33,000	\$38.73
13 Entry Gate maint & Phone	1,000	1,000	1,000	\$1.17
14 Utility (power + gas)	3,750	3,497	3,500	\$4.11
15 Water for pool & common area	10,000	11,531	11,400	\$13.38
16 Garbage pick-up (fuel charge)	7,650	7,321	7,400	\$8.69
17 Professional Fees Legal / Accounting	1,600	1,170	1,200	\$1.41
18 Pool Operations & Chemicals & Maint.	6,500	6,500	6,500	\$7.63
19 Outside Common lighting	1,200	831	900	\$1.06
20 Common area Homeowner Maint.	2,000	1,129	1,120	\$1.31
21 MISC. - Social / Annual Mtg.	1,400	1,247	1,250	\$1.47
22 Reinvestment account annual contributions	17,040	17,040	18,310	\$21.49
23 Total Operating Expense	\$182,200	\$182,578	\$183,180	\$215.00
24 Excess (Deficit) Operations	\$1,400	<\$157.00>		
25 Total Reinvestment Income	17,040	17,040	31,510	\$18,310.00
Capital/Special Projects				
26 Tree Maintenance Expense	2,500	5,275	1,200	
27 Road Maintenance Expense T&N	1,500	1,770		
28 Entrance Gate Operators & lights		2,642	1,500	
29 Cobble stone-zero-scape S. entrance X	1,000	536	4,000	
30 Electrical Pool & Spa timers, spa, etc.	5,000	6,292	2,500	
31 Concrete Repair & lifting / Fence repair	1,000		2,000	
32 Other: Sprinkler repair and maint.	1,000		2,000	
33 Excess (Deficit) Capital Operations	\$ 12,000	\$ 16,515	\$ 13,200	
34 Profit (Loss)	\$ 6,440.00	\$368	\$ 18,310.00	

Balance as of 12/31/17 (Reinvestment)	\$ 102,633.00
Balance as of 12/31/17 (Operating Savings)	\$ 4,563.00
Balance as of 12/31/17 (Checking)	\$ 6,335.00
Total Assets	\$ 113,531.00