

OPERATING BUDGET ARCHIVE (FY 2016) - Actual as of 12/31/2016

(Unaudited, for Comparison Only)

Revenue - Operating	Budget	Actual
Yearly Fees (\$365.00/Unit/Month)	\$ 600,060.00	623,368.09
Late Charges & Interest		38,151.27
Legal or Lien Fees		14,019.83
Interest Income (Fire Acct)		410.29
Violation Fees		200.00

Operating Revenue YTD **676,149.48**

Revenue - Other	Budget	Actual
Other Income		250.00
Special Assessment		

Other Revenue YTD **250.00**

Total Revenue to Date **676,399.48**

Operating Expense

Administration	Budget	Actual
Admin/Office Supplies	600.00	940.39
Copies	200.00	71.90
Postage	300.00	435.62
Web Site	106.00	52.38

Contracts	Budget	Actual
Insurance	46,000.00	46,555.90
Landscaping/Mulch	108,720.00	108,720.00
Management	31,236.00	31,236.00
Snow Removal	39,000.00	39,000.00
Trash Removal	14,000.00	13,164.66

Maintenance	Budget	Actual
Fertilization/Aeration/Liming		0.00
Irrigation System	8,000.00	7,244.67
Landscape - Extras	9,600.00	9,716.25
General Maintenance/Repairs	10,000.00	1,825.00
Painting/Staining	8,600.00	8,000.00
Pool (All)	8,000.00	8,476.48
Powerwashing	8,000.00	7,230.00
Roads & Parking Lot Maintenance	10,000.00	5,125.00
Snow Removal - Extras	1,500.00	0.00
Tree Work	7,000.00	6,280.00
Storm Damage	5,000.00	0.00
Pest Control	500.00	0.00

Utilities	Budget	Actual
Electricity	7,200.00	7,569.13
Water - Irrigation	11,000.00	17,134.33
Water/Sewer - Pool House	600.00	643.50

Other	Budget	Actual
Accounting - Audits/Taxes	1,900.00	1,732.00
Bank Charges	375.00	218.35
Legal & Lien	5,000.00	6,419.00
Bad Debt Expense		(85,000.00)
Taxes - Payments/Refunds		0.00
Contingency	5,000.00	750.00
		0.00
Operating Expense	347,437.00	243,540.56

Monthly Budgeted Reserves Xfers	252,623.00	252,623.00
PY Rollover to Reserves	69,375.00	69,375.00

Total Operating Expense YTD **1,016,872.00** **809,079.12**

Reserve Income	Actual
Balance forward as of 12/31/2015	239,801.93
Xfers from Operating YTD	252,623.00
Interest on Reserves YTD	1,105.84

Total Income Xfers **493,530.77**

Total Reserve Income **493,530.77**

Reserve Expenses	Actual
Original Porch/Deck Replacement Expense	4,086.00
Unit Siding Replacement Expense	184,298.00
Roads & Driveway Repaving	(1,413.79)
Fence Replacement Expense	7,874.29
Landscape Improvement Expense	0.00
Retaining Wall Expense	0.00

Total Reserve Expenses YTD **194,844.50**

Total Reserve Fund YTD **298,686.27**

FIRE INSURANCE FUND

Revenue	Actual
Balance forward as of 12/31/201x	104,358.95
Fund Interest YTD	577.92
Total Revenue YTD	104,936.87

Expenses	Actual
Total Expenses 2016	31,000.00

Total Expenses YTD **31,000.00**

Total Fire Insurance Fund YTD **104,936.87**