

COURTYARDS/COTTAGES HOMEOWNERS ASSN

2016 Budget

	2015 Budget	YTD as of 12/31/15	2016 Budget
INCOME	Dues \$420/qtr	Dues \$420/qtr	Dues \$420/qtr
Association dues	104,160.00	105,855.00	104,160.00
Late Fees	0.00	250.00	0.00
NSF Check Fee		10.00	
Social Event Income	0.00	0.00	0.00
Administrative Reimbursement	0.00	0.00	0.00
Interest Income	0.00	141.61	0.00
TOTAL INCOME	104,160.00	106,256.61	104,160.00
ADMINISTRATIVE EXPENSES			
Acct/Tax Prep/ Professional	225.00	225.00	250.00
Bank Fees	0.00	10.00	0.00
Insurance	1,645.00	1,165.50	1,645.00
Legal	200.00	597.00	200.00
Management fee	8,610.00	8,452.50	8,400.00
Copies/Postage	2,500.00	2,453.93	2,500.00
Social Event Expense	1,500.00	1,690.73	2,000.00
TOTAL ADMINISTRATIVE EXPENSES	14,680.00	14,594.66	14,995.00
MAINTENANCE EXPENSES			
General Repairs	500.00	0.00	500.00
Landscape Maintenance Contract	17,450.00	14,323.18	16,803.90
Landscape Maintenance Miscellaneous	2,000.00	1,902.98	2,000.00
Snow Removal/Sanding	9,000.00	6,445.00	9,000.00
Sprinkler System Maintenance and Repairs	4,000.00	4,295.10	4,000.00
Trash Removal	8,125.00	8,007.25	8,125.00
Tree and Shrub Maintenance	5,000.00	4,420.00	5,000.00
Water - Irrigation	7,950.00	6,059.58	7,950.00
TOTAL MAINTENANCE EXPENSES	54,025.00	45,453.09	53,378.90
TOTAL OPERATING EXPENSE	68,705.00	60,047.75	68,373.90
OPERATING INCOME/(LOSS)	\$ 35,455.00	\$ 46,208.86	\$ 35,786.10
OTHER EXPENSES			
Owner Reserves		12,400.00	
Contribution to Reserves--Roads	18,600.00	33,177.75	18,600.00
Contribution to Reserves-General	6,840.00	65,098.52	1,320.00
Contribution to Reserves-Landscaping	9,815.00	12,595.50	9,815.00
Contribution to Reserves - Legal			5,520.00
TOTAL CAPITAL EXPENSES	35,255.00	110,871.77	35,255.00
NET TOTAL INCOME/(LOSS)	\$ 200.00	\$	531.10