

**Wellington South "The Knolls" Homeowners Association
2017 Budget**

	2016 Budget	As of 12/15/16	2017 Budget
			\$30/monthly
Income			
HOA Assessments	\$117,360.00	\$117,533.99	\$117,360.00
Late Fee Revenue	\$0.00	\$6,145.40	\$0.00
NSF Check Fee Income	\$0.00	\$25.00	\$0.00
Legal Fees Reimbursement	\$0.00	\$10,825.77	\$0.00
Interest Income	\$2,500.00	\$2,825.41	\$3,000.00
	\$119,860.00	\$137,355.57	\$120,360.00
Expenses			
Electricity	\$10,000.00	\$10,887.66	\$11,000.00
Contract Services - Landscaping	\$15,000.00	\$17,393.00	\$15,000.00
General Maintenance	\$2,000.00	\$2,728.27	\$3,000.00
Trash Removal	\$1,600.00	\$3,430.00	\$3,000.00
Sprinkler Repair/Maint	\$4,000.00	\$3,640.39	\$4,000.00
Pump Repairs	\$5,000.00	\$15,402.87	\$5,000.00
Legal Fees - General	\$5,500.00	\$9,325.36	\$5,500.00
Legal Fees - Collections		\$17,690.70	
Legal Fees - Cov Violations		\$8,207.00	
Legal Fees - Lawsuit		\$14,631.98	
Legal Fees - Document Amendments	\$10,000.00	\$8,623.37	\$6,000.00
Management Fees	\$14,400.00	\$14,400.00	\$18,900.00
Meeting Expenses	\$1,000.00	\$50.00	\$500.00
Audit Fees	\$1,200.00	\$0.00	\$1,200.00
Tax Consulting Fees	\$1,500.00	\$1,480.00	\$1,500.00
General Office	\$3,000.00	\$2,632.56	\$3,000.00
Neighborhood Pride Fund	\$0.00	\$500.00	\$500.00
Insurance	\$1,500.00	\$1,333.50	\$1,500.00
Income Tax	\$500.00	\$1,765.00	\$2,000.00
Bank Charges	\$100.00	\$1,115.27	\$1,200.00
Major Improvements		\$64,092.84	
Land Payments			\$32,711.88
Reserve Contribution	\$43,060.00	(\$62,230.41)	\$4,848.12
	\$119,360.00	\$137,099.36	\$120,360.00