

## COURTYARDS/COTTAGES HOMEOWNERS ASSN

### 2017 Budget

	2016 Budget	YTD as of 12/31/16	2017 Budget	
<b>INCOME</b>				
	Dues \$420/qtr	Dues \$420/qtr	Dues \$420/qtr	
Association dues	\$ 104,160.00	\$ 103,954.20	\$ 104,160.00	3100
Late Fees	\$ -	\$ 25.00	\$ -	
NSF Check Fee	\$ -	\$ -	\$ -	
Social Event Income	\$ -	\$ -	\$ -	
Administrative Reimbursement	\$ -	\$ -	\$ -	
Interest Income	\$ -	\$ -	\$ -	
<b>TOTAL INCOME</b>	<b>\$ 104,160.00</b>	<b>\$ 103,979.20</b>	<b>\$ 104,160.00</b>	
<b>ADMINISTRATIVE EXPENSES</b>				
Acct/Tax Prep/ Professional	\$ 250.00	\$ 450.00	\$ 400.00	5075
Bank Fees	\$ -	\$ -	\$ -	
Insurance	\$ 1,645.00	\$ 1,664.00	\$ 1,700.00	7500
Legal	\$ 200.00	\$ 200.00	\$ 200.00	5030
Management fee	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	5040
Copies/Postage	\$ 2,500.00	\$ 1,933.46	\$ 2,500.00	5100
Social Event Expense	\$ 2,000.00	\$ 1,363.04	\$ 1,000.00	5150
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 14,995.00</b>	<b>\$ 14,010.50</b>	<b>\$ 14,200.00</b>	
<b>MAINTENANCE EXPENSES</b>				
General Repairs	\$ 500.00	\$ 1,091.07	\$ 500.00	4275
Landscape Maintenance Contract	\$ 16,803.90	\$ 15,403.30	\$ 16,803.90	4520
Landscape Maintenance Miscellaneous	\$ 2,000.00	\$ 1,091.07	\$ 2,000.00	4525
Snow Removal/Sanding	\$ 9,000.00	\$ 9,000.00	\$ 12,000.00	4540
Sprinkler System Maintenance and Repairs	\$ 4,000.00	\$ 4,326.73	\$ 4,000.00	4570
Trash Removal	\$ 8,125.00	\$ 8,978.80	\$ 8,125.00	4527
Tree and Shrub Maintenance	\$ 5,000.00	\$ 2,490.50	\$ 5,000.00	4560
Water - Irrigation	\$ 7,950.00	\$ 8,250.17	\$ 7,950.00	4440
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$ 53,378.90</b>	<b>\$ 50,631.64</b>	<b>\$ 56,378.90</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 68,373.90</b>	<b>\$ 64,642.14</b>	<b>\$ 70,578.90</b>	
<b>OPERATING INCOME/(LOSS)</b>	<b>\$ 35,786.10</b>	<b>\$ 39,337.06</b>	<b>\$ 33,581.10</b>	
<b>OTHER EXPENSES</b>				
	Owner Reserves	\$ 12,400.00		
	Contribution to Reserves--Roads	\$ 18,600.00	\$ 47,329.75	\$ 18,600.00
	Contribution to Reserves-General	\$ 1,320.00	\$ 52,537.33	\$ 1,320.00
	Contribution to Reserves-Landscaping	\$ 9,815.00	\$ 5,983.54	\$ 9,815.00
	Contribution to Reserves - Legal	\$ 5,520.00	\$ -	\$ 5,520.00
<b>TOTAL CAPITAL EXPENSES</b>	<b>\$ 35,255.00</b>	<b>\$ 105,850.62</b>	<b>\$ 35,255.00</b>	9300
<b>NET TOTAL INCOME/(LOSS)</b>	<b>\$ 531.10</b>		<b>\$ (1,673.90)</b>	
<b>Possible Reserve Expenses 2017</b>				
Tree Expense	\$ 4,000.00		\$ 4,000.00	4560
			\$ 3,600.00	5040
<b>Reserve Expenses 2016</b>				
General Reserve - Snow	\$ 11,622.87			
Landscape Reserve - Tree Removal	\$ 4,902.00			
Road Reserve - Neirbo Expense Water Testing	\$ 4,498.00			
Legal Reserve - Documents	\$ 5,520.01			
General Reserve - Balance Legal	\$ 1,945.99			
Landscape Reserve - Sprinkler Watering System	\$ 1,394.82			
<b>Total</b>	<b>\$ 29,883.69</b>			