

	2017	2018
	APPROVED	APPROVED
	Budget	Budget
	\$285/month	\$294/month
Revenue:		3%
Assessment Fees - Oper	646,380	666,792
Total Income	\$646,380	\$666,792
Expenses:		
Administration		
Insurance	66,551	70,000
Management Exp.	23,400	24,102
Legal Fees	14,500	14,500
Office Expense	3,500	3,500
Audit	2,000	2,200
Taxes	350	350
Bad Debt Expense	1,000	1,000
Misc Admin	800	800
Board Member Education	600	600
Newsletter	200	200
Maintenance		
Water	47,700	28,000
Sewer	38,195	38,195
Landscape Contract	37,000	39,000
Trash Removal	18,000	18,900
Roof Repairs	1,000	5,000
Exterior Building Maint	5,000	5,000
Snow Removal	14,000	14,000
Grounds Maintenance	15,000	15,000
Sprinkler Maintenance	5,000	5,000
Gutter Cleaning	6,000	6,000
Electricity	4,500	4,500
Backflow Inspection	1,500	1,600
Parking Lot Maint	1,000	1,000
Interior Building Maint	1,000	1,000
Gutter Maintenance	100	100
Deck Payment to HO	1,000	1,000
Signage Exp.	1,000	1,000
Parking Monitor		2,000
Shrub trimmin	500	7,000
Misc Maint Expense	0	2,076
Sub Total	310,396	312,623
Reserve Expenses	298,600	354,100
Total Expenses	\$608,996	\$666,723
Net Income (Loss)	\$37,384.00	\$69.00

	APPROVED
Reserve Expenses	Budget
	for 2018
Roofs	100,000
Painting Exterior & Siding	72,000
Parking Lot Maint	40,000
Landscape Improvements	35,000
Concrete	39,000
Gutters	0
Drainage Repairs/Backfill	30,000
Tree Maint	18,000
Sprinkler System	7,200
Backflow	5,000
Sewer Repair	0
Entrance Signs	1,500
HOA Deck Improvements	1,000
Contingency	1,000
Water Meters	0
Maplewood Fence	400
Retaining Walls	4,000
Reserve Study	
Underground Utilities	

	\$354,100