

	Assessment Per Unit:		Monthly =	330.00		
			Quarterly =	990.00		
			Annual =	3,960.00		
	2016-2017 Budget	2016-2017 Actuals projected through October	2017-2018 Budget	2017-2018 Actuals projected through October	2018-2019 Budget	
Operating Fund:						
Income						
Operations Assessments	50,880.00	50,880.00	47,055.00	43,110.00	59,175.00	
Interest Income CD	20.00	20.00	20.00	0.00	20.00	
Total Operating Fund Income	50,900.00	50,900.00	47,075.00	43,110.00	59,195.00	
Expense						
Insurance	8,500.00	9,152.00	9,600.00	9,600.00	10,535.00	
Landscaping and Upkeep						
Tree Maintenance	3,500.00	3,835.00	3,500.00	1,095.00	3,170.00	
Landscaping	8,000.00	10,503.00	10,000.00	8,604.00	11,000.00	
Total Landscaping and Upkeep	11,500.00	14,338.00	13,500.00	9,699.00	14,170.00	
Management Fees	5,520.00	5,520.00	6,000.00	5,500.00	6,000.00	
Miscellaneous	300.00	116.00	300.00	170.00	300.00	
Office Supplies	200.00	176.00	200.00	158.00	200.00	
Painting	10,000.00	11,000.00	2,500.00	0.00	11,000.00	
	16,020.00	16,812.00	9,000.00	5,828.00	17,500.00	
Professional Fees						
Legal Fees	500.00	0.00	500.00	0.00	0.00	
Tax Preparation	250.00	275.00	275.00	0.00	275.00	
Total Professional Fees	750.00	275.00	775.00	0.00	275.00	
Repairs						
Irrigation Repairs	1,308.00	1,126.00	1,300.00	911.00	1,300.00	
Unit Repairs	8,082.00	11,644.00	8,000.00	5,080.00	8,000.00	
Total Repairs	9,390.00	12,770.00	9,300.00	5,991.00	9,300.00	
Snow Plowing	3,500.00	1,149.00	3,500.00	1,172.00	2,200.00	
Utilities						
Electricity	200.00	200.00	200.00	156.00	175.00	
Water	1,040.00	1,168.00	1,200.00	1,168.00	1,200.00	
Total Utilities	1,240.00	1,368.00	1,400.00	1,324.00	1,375.00	
Total Expense	50,900.00	55,864.00	47,075.00	33,614.00	55,355.00	
Net Operating Fund	0.00	-4,964.00	0.00	9,496.00	3,840.00	
Reserve Fund:						
Reserve Fund Income						
Reserve Assessment	8,005.00	8,005.00	13,405.00	13,405.00	8,005.00	
Interest	3.00	3.00	3.00	3.00	3.00	
Total Reserve Fund Income	8,008.00	8,008.00	13,408.00	13,408.00	8,008.00	
Reserve Fund Expense						
Reserve Expense						
Total Reserve Fund Expense						
Net Reserve Fund	8,008.00	8,008.00	13,408.00	13,408.00	8,008.00	
<b>Net Operating / Reserve Fund</b>	<b>8,008.00</b>	<b>3,044.00</b>	<b>13,408.00</b>	<b>22,904.00</b>	<b>11,848.00</b>	