

Budget 2018 Approved at 2017 Annual Meeting

MANAGEMENT	ACCOUNT	2016	2017	2018
ACCOUNT	NAME	Balance After Audit	Budget	Budget
	INCOME			
30100	Assessment Income	1,521,516.00	1,562,652	1,607,228
30270	Interest	7,728.93	5,539	24,435
30290	Bad Debt Recovery	5,569.46	0	0
30171	Late Fees	1,625.00	1,776	1,750
30190	Pool Income	255.00	375	375
30260	Misc. Income	25.00	0	0
	Total Income	1,536,719.39	1,570,342	1,633,788
	ADMINISTRATIVE and MISCELLANEOUS			
51020	Postage	164.14	292	70
51030	Office Expense	781.55	1,598	1,685
51031	Copying/Printing	1,785.06	1,082	1,870
51050	Training & Education	30.00	253	100
51250	Entertainment & Social	84.82	100	65
51500	Misc. Expense	1,059.97	3,365	2,000
51550	Misc. Administrative	10,508.22	8,989	12,585
51110	Auditing, Taxes, and Accounting	6,750.00	6,750	7,050
51090	Legal Fees	19,933.77	15,000	15,000
51092	Legal Fee Reimbursement	(4,193.61)	(2,500)	(4,350)
51120	Management Fee	71,302.38	75,950	76,861
51106	Professional Fees	33,910.50	27,765	35,000
51000	Telephone & Related	3,730.99	3,503	3,721
	Total	145,847.79	142,147	151,657
71050	INSURANCE	73,471.75	76,700	75,774
	EMPLOYEES			
61301	Fed. FICA Tax	5,777.53	5,806	5,746
61308	Fed. Medicare Tax	1,167.06	1,358	1,344
61302	VA Unemployment Tax	27.20	96	62
61303	Fed. Unemployment Tax	84.00	90	84

71070	Group Insurance [Health]	21,414.60	23,130	29,246
61420	Maintenance Payroll	91,754.05	90,642	92,671
61360	Uniforms	479.41	300	150
61431	Temporary Help	4,838.91	5,500	7,000
61300	Payroll Administration	6,761.37	5,900	6,847
	Total Payroll	132,304.13	132,822	143,150
	UTILITIES			
71030	Electricity	9,304.70	10,039	10,396
71010	Water/Sewer	183,844.77	181,675	190,462
	Total Utilities	193,149.47	191,714	200,858
	POOL COMPLEX			
61150	Pool Contract	36,850.00	37,587	38,809
61145	Pool Repair and Maintenance	6,644.66	17,866	14,400
61156	Pool Furniture	7,204.30	1,100	1,100
51258	Pool Committee	2,302.45	2,300	2,500
	Total Pool Complex	53,001.41	58,853	56,809
	LANDSCAPING			
61180	Landscaping Maintenance Contract	70,202.76	71,607	74,544
61188	Tree Service	26,971.50	23,750	Discontinued
61560	Landscape Improvements	13,933.48	24,250	Discontinued
	Sub-Total Non-Contract (61188, 61560)	40,904.98	48,000	Discontinued
61557	Landscaping Non-Contract			38,000
61570	Landscape Replacement [Contractor or Weather Related]			2,500
	Total Landscaping	111,107.74	119,607	115,044
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating	72,763.41	Discontinued	Discontinued
61310	Exterior Painting		72,544	77,374
61284	Carpentry		18,598	13,860
61200	Property Repairs	30,468.68	32,000	32,000
61460	Roof Repairs	11,939.38	10,500	17,000
61010	Vehicle Expenses	814.69	1,011	997
61247	Playground Equipment	0.00	1,500	1,500

61370	Damage Claims	9,843.17	9,000	10,317
	Total Repairs & Maintenance	125,829.33	145,153	153,048
	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	3,703.00	3,995	3,658
61581	Snow Removal	20,459.50	9,200	10,344
61250	Trash Removal	66,935.64	67,595	69,254
	Total Contracts	91,098.14	80,790	83,256
50400	BAD DEBTS EXPENSE	41.05	0	0
	INCOME TAX ACCOUNTS			
71140	Income Taxes	163.00	2,391	5,131
95000	Provision for Income Taxes			
	TOTAL EXPENSES	926,013.81	950,177	984,727
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	617,954.00	606,226	618,957
90005	Replacement Reserve Interest	7,728.93	5,539	19,304
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	3,600.00	8,400	10,800
	Total Reserve Contributions	629,282.93	620,165	649,061
	GRAND TOTAL EXPENSES	1,555,296.74	1,570,342	1,633,788
	SURPLUS (- DEFICIT)	(18,577.35)	0	0