

				Operating Funds - Budget Proposal	Comment/Notes
				1st-2nd Qtr 532.50	
				3rd-4th Qtr 550.00	
				Jan - Dec 18	
Revenue					
		Finance Charges Collected		\$ 100.00	
		HOA Transfer fee		\$ 500.00	
		Homeowners Dues		\$ 103,920.00	Includes Dues Increase: 1/18-6/18 @532.50; 7/18-12/18@550.00
		Interest Earned on Bank Accounts		\$ 10.00	
		Late Fee		\$ 200.00	
		Other		\$ -	
Total Revenue				\$ 104,730.00	
Expenses					
		Alarm Monitoring		\$ 1,300.00	
		Bank Service Charges		\$ -	
		Board Room Rental		\$ 100.00	
		Bookkeeping Service		\$ 5,400.00	Includes Fee increase for 2018
		Building Maintenance			
		Fire Suppression Insp/Repair		\$ 4,200.00	Inspection/repairs
		Roof Inspections/Repair		\$ 1,000.00	Annual Inspection
		Building Maintenance - Other		\$ 5,000.00	
		Total Building Maintenance		\$ 17,000.00	
		Insurance			
		Building		\$ 12,000.00	
		Director & Officers Insurance		\$ 1,000.00	
		Surety Bond		\$ 300.00	
		Total Insurance		\$ 13,300.00	
		Professional Fees			
		Landscape maintenance		\$ 3,700.00	Increased to cover cost of adding mulch to all beds
		Lien Expense		\$ 100.00	
		Postage and Delivery	and box Rental	\$ 100.00	
		Professional Fees			
		Accounting		\$ 325.00	
		Legal Fees		\$ 1,500.00	
		Reserve Study		\$ -	
		Total Professional Fees		\$ 5,725.00	
		Snow Removal		\$ 8,000.00	
		Supplies			
		Office		\$ 500.00	
		Other		\$ 100.00	501c fees
		Total Supplies		\$ 600.00	
		Utilities			
		PHASE I ELECTRIC # 557003301		\$ 1,500.00	est.125/mo with new heat cable
		PHASE I GARAGES #557005801		\$ 750.00	
		PHASE II ELECTRIC #557006101		\$ 500.00	
		PHASE II GARAGES #557006001		\$ 600.00	
		Phase III Electric #1002023		\$ 2,500.00	est.208/mo with new timers
		Phase III Garages #1002612		\$ 600.00	
		Total Electric		\$ 6,450.00	
		Telephone			
		627-3496		\$ 450.00	est. 25/mo with new satellite system
		627-8581		\$ 450.00	est. 25/mo with new satellite system
		970-627-8951		\$ 450.00	est. 25/mo with new satellite system
		Total Telephone		\$ 1,350.00	
		Trash		\$ 3,100.00	
		Total Utilities		\$ 10,900.00	

	Total Expenses				\$	55,525.00	
	Net Surplus (allocate to Reserves)				\$	49,205.00	