

# TRAILHEAD TOWNHOMES 2018

		2017 Budget	2017 Actuals	2018 Budget
<b>INCOME:</b>				
5010	Dues:	\$ 9,120.00	\$ 10,684.00	\$ 17,100.00
5012	Builder Dues	\$ -	\$ 1,140.00	\$ 1,995.00
<b>Total Homeowner Assessment:</b>		<b>\$ 9,120.00</b>	<b>\$ 11,824.00</b>	<b>\$ 19,095.00</b>

		2017 Budget	2017 Actuals	2018 Budget
<b>Snow Removal Expenses</b>				
6615	Alley	\$ 250.00	\$ 815.32	\$ 2,000.00
6615	Common Sidewalks	\$ 300.00	\$ -	\$ 500.00
<b>Snow Removal Total</b>		<b>\$ 550.00</b>	<b>\$ 815.32</b>	<b>\$ 2,500.00</b>
<b>Landscaping Expenses</b>				
6810	Mowing - Commons/Homes	\$ 2,817.50	\$ 2,580.27	\$ 5,641.53
6820	Fertilize - Commons/Homes	\$ 365.23	\$ 274.17	\$ 549.00
6830	Turf Spray - Commons/Homes	\$ 136.96	\$ 137.09	\$ 273.92
6843	Master Tree Program	\$ 240.23	\$ 405.74	\$ 565.24
6860	Sprinkler Turn On & Blow Out	\$ 330.00	\$ 269.29	\$ 500.00
6880	Landscape Labor	\$ 1,500.00	\$ 587.64	\$ 1,000.00
6890	Misc. Landscape (Bed Weeding)	\$ 650.00	\$ 1,354.45	\$ 2,000.00
<b>Landscaping Total</b>		<b>\$ 6,039.93</b>	<b>\$ 5,608.65</b>	<b>\$ 10,529.69</b>
<b>Common Area Utilities</b>				
6415	Irrigation Timers/Street Lights	\$ 250.00	\$ 222.48	\$ 400.00
6420	Water	\$ 300.00	\$ 199.05	\$ 500.00
<b>Common Area Utilities Total</b>		<b>\$ 550.00</b>	<b>\$ 421.53</b>	<b>\$ 900.00</b>
<b>Common Area Repair &amp; Maintenance</b>				
6440	Alley	\$ -		\$ -
6630	Site Amenities	\$ -		\$ -
<b>Common Area Repair &amp; Maintenance Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Administrative Expenses</b>				
	Reserve Account Fund	\$ 800.00	\$ 800.00	\$ 1,500.00
7505	Management Fee	\$ 1,152.00	\$ 1,284.00	\$ 2,160.00
<b>Administrative Total</b>		<b>\$ 1,952.00</b>	<b>\$ 2,084.00</b>	<b>\$ 3,660.00</b>
<b>Total Expenses:</b>		<b>\$ 9,091.93</b>	<b>\$ 8,929.50</b>	<b>\$ 17,589.69</b>
<b>Net Cash Flow:</b>		<b>\$ 28.08</b>	<b>\$ 2,894.50</b>	<b>\$ 1,505.31</b>
<b>Beginning Cash Balance:</b>		<b>\$ 5,367.15</b>	<b>\$ 5,367.15</b>	<b>\$ 8,261.65</b>
<b>Ending Cash Balance:</b>		<b>\$ 5,395.23</b>	<b>\$ 8,261.65</b>	<b>\$ 9,766.96</b>

**Cash Balance Including Capital Income: \$ 6,195.23 \$ 9,061.65 \$ 11,266.96**

# 2018 Budget

RIVER DISTRICT		# of homes	2017 Budget	2017 Actuals	2018 Budget
<b>INCOME:</b>					
5010	Dues	532	\$ 132,528.00	\$ 128,498.85	\$ 140,448.00
			<i>Projected % of Delinquent Dues</i>		\$ (3,511.20)
5012	Dues - Builder	36	\$ 11,484.00	\$ 8,712.00	\$ 7,128.00
			<b>Total Assessments:</b>	<b>\$ 137,210.85</b>	<b>\$ 144,064.80</b>
5005	Developer Contribution			\$ 100.00	
5014	Transfer Fee			\$ 3,000.00	\$ 3,000.00
5020	Late Charges		\$ 200.00	\$ 316.28	\$ 200.00
5021	Late Interest			\$ 300.00	
5025	NSF Income			\$ 79.35	
5026	Fine Income				
5032	Lien Income				
5045	Initiation Fees	33	\$ 2,400.00	\$ 2,400.00	\$ 1,650.00
5050	Interest Income			\$ 17.43	
			<b>Total Income:</b>	<b>\$ 143,278.23</b>	<b>\$ 148,914.80</b>

		Total Per Year	2017 Budget	2017 Actuals	2018 Budget
<b>Landscaping Expenses:</b>					
6810	Mowing - Commons/Fall Leaf control		\$ 41,000.00	\$ 34,891.21	\$ 41,500.00
6820	Fertilize - Commons		\$ 5,500.00	\$ 4,928.64	\$ 5,500.00
6830	Turf Spray - Commons		\$ 6,000.00	\$ 5,238.79	\$ 6,000.00
6843	Master Tree Program		\$ 6,500.00	\$ 4,701.80	\$ 6,500.00
6850	Flowers (Planting and Removal)		\$ 600.00	\$ 553.60	\$ 600.00
6860	Sprinkler Turn On & Blow Out		\$ 3,050.00	\$ 2,529.61	\$ 3,500.00
6880	Landscape Labor and Materials		\$ 7,500.00	\$ 3,657.89	\$ 5,500.00
6890	Misc. Landscape- Planter beds		\$ 4,500.00	\$ 2,735.75	\$ 4,500.00
6891	Swale Maintenance/splash pads		\$ 300.00	\$ 43.52	\$ 300.00
			<b>Total Landscaping:</b>	<b>\$ 59,280.81</b>	<b>\$ 73,900.00</b>

		Total Per Year	2017 Budget	2017 Actuals	2018 Budget
<b>Other Expenses:</b>					
6120	Community Events		\$ 5,000.00	\$ 4,933.19	\$ 5,500.00
6135	Board & Annual Meetings		\$ 100.00	\$ 71.02	\$ 100.00
6305	Accounting		\$ 195.00	\$ 195.00	\$ 195.00
6306	Legal		\$ 500.00	\$ 219.00	\$ 250.00
6307	Code Enforcement				
6310	Insurance Expense		\$ 850.00	\$ 867.08	\$ 930.00
6330	Bank Charges		\$ 250.00	\$ 17.57	\$ 100.00
6415	Electricity		\$ 18,000.00	\$ 19,850.51	\$ 22,000.00
6420	Water		\$ 3,500.00	\$ 4,759.36	\$ 4,000.00
6615	Snow Removal		\$ 2,500.00	\$ 2,239.24	\$ 3,500.00
6625	Supplies				
6626	Postage		\$ 2,900.00	\$ 2,602.18	\$ 2,900.00
6630	Repairs & Maintenance/doggie pot		\$ 1,800.00	\$ 2,643.26	\$ 1,800.00
6635	Special Projects		\$ 6,000.00	\$ 1,500.00	\$ 1,500.00
6900	Web Fees		\$ 100.00	\$ 49.00	\$ 50.00
7505	Management Fee	532	\$ 27,108.00	\$ 25,681.00	\$ 28,728.00
7508	Property Taxes		\$ 500.00	\$ 374.75	\$ 500.00
7515	Income Taxes				
			<b>Total Other:</b>	<b>\$ 66,002.16</b>	<b>\$ 72,053.00</b>
			<b>Capital Funding:</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>
<b>TOTAL EXPENSES</b>			<b>\$ 146,253.00</b>	<b>\$ 129,282.97</b>	<b>\$ 149,953.00</b>
<b>NET CASH FLOW:</b>			<b>\$ 45.80</b>	<b>\$ 13,995.26</b>	<b>\$ (1,038.20)</b>
<b>Capital Improvement Expenses:</b>				<b>\$ (1,032.65)</b>	
<b>BEGINNING CASH BALANCE:</b>			<b>\$ 138,204.17</b>	<b>\$ 138,204.17</b>	<b>\$ 155,166.78</b>
<b>ENDING CASH BALANCE:</b>			<b>\$ 138,249.97</b>	<b>\$ 151,166.78</b>	<b>\$ 154,128.58</b>

**Cash Balance Including Capital Income: \$ 155,166.78**

Operating Account	\$ 216,363.34
Savings Account	\$ 12,991.64
Working Capital Account	\$ 14,301.09
Account Payable	\$ (947.04)
	<b>\$ 242,709.03</b>