

Sahale Townhomes 2018 Budget

	2017 Budget	2017 Actuals	2018 Budget
INCOME:			
5010 Dues	\$ 35,100.00	\$ 35,386.22	\$ 35,100.00
<i>Projected % of Delinquent Dues</i>	\$ (702.00)		\$ (702.00)
Total Income:	\$ 34,398.00	\$ 35,386.22	\$ 34,398.00

	2017 Budget	2017 Actuals	2018 Budget
EXPENSES:			
Landscaping			
6810 Mowing - Commons/leaf control	\$ 7,761.18	\$ 7,725.79	\$ 7,761.18
6820 Fertilize - Commons	\$ 1,347.88	\$ 1,011.84	\$ 1,011.00
6830 Turf Spray - Commons	\$ 791.10	\$ 913.94	\$ 791.10
6843 Master Tree Program	\$ 1,500.00	\$ 1,197.89	\$ 1,500.00
6860 Sprinkler Turn On & Blow Out	\$ 920.00	\$ 919.37	\$ 920.00
6880 Landscape Labor/Materials	\$ 2,000.00	\$ 1,180.23	\$ 2,000.00
6890 Landscape-Planter Beds/fall clean up	\$ 2,200.00	\$ 4,286.33	\$ 2,200.00
6891 Swale Maintenance	\$ 110.00	\$ -	\$ 110.00
Total Landscaping:	\$ 16,630.16	\$ 17,235.39	\$ 16,293.28

	2017 Budget	2017 Actuals	2018 Budget
Other Expenses			
6415 Electricity & Gas	\$ 2,100.00	\$ 2,080.32	\$ 2,100.00
6420 Water	\$ 2,500.00	\$ 2,827.51	\$ 2,500.00
6615 Snow Removal	\$ 4,500.00	\$ 2,521.87	\$ 4,500.00
6630 Repairs & Maintenance/Doggie pots	\$ 250.00	\$ -	\$ 250.00
7505 Management Fee	\$ 6,480.00	\$ 6,480.00	\$ 6,480.00
Total Other:	\$ 15,830.00	\$ 13,909.70	\$ 15,830.00
Capital Funding:	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
TOTAL EXPENSES	\$ 34,460.16	\$ 33,145.09	\$ 34,123.28
NET CASH FLOW:	\$ (62.16)	\$ 2,241.13	\$ 274.72
BEGINNING CASH BALANCE:	\$ 64,857.23	\$ 64,857.23	\$ 69,098.36
ENDING CASH BALANCE:	\$ 60,795.07	\$ 67,098.36	\$ 69,373.08

Cash Balance Including Capital Income: \$ 62,795.07 \$ 69,098.36 \$ 71,373.08

2018 Budget

RIVER DISTRICT		# of homes	2017 Budget	2017 Actuals	2018 Budget
INCOME:					
5010	Dues	532	\$ 132,528.00	\$ 128,498.85	\$ 140,448.00
			<i>Projected % of Delinquent Dues</i>	\$ (3,313.20)	\$ (3,511.20)
5012	Dues - Builder	36	\$ 11,484.00	\$ 8,712.00	\$ 7,128.00
			Total Assessments:	\$ 137,210.85	\$ 144,064.80
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				
5025	NSF Income			\$ 300.00	
5026	Fine Income			\$ 79.35	
5032	Lien Income				
5045	Initiation Fees	33	\$ 2,400.00	\$ 2,400.00	\$ 1,850.00
5050	Interest Income			\$ 17.43	
			Total Income:	\$ 143,278.23	\$ 148,914.80

		Total Per Year	2017 Budget	2017 Actuals	2018 Budget
Landscaping Expenses:					
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
			Total Landscaping:	\$ 59,280.81	\$ 73,900.00

		Total Per Year	2017 Budget	2017 Actuals	2018 Budget
Other Expenses:					
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				
			Total Other:	\$ 66,002.16	\$ 72,053.00
			Capital Funding:	\$ 4,000.00	\$ 4,000.00
			TOTAL EXPENSES	\$ 129,282.97	\$ 149,953.00
			NET CASH FLOW:	\$ 13,995.26	\$ (1,038.20)
				\$ (1,032.65)	
			BEGINNING CASH BALANCE:	\$ 138,204.17	\$ 155,166.78
			ENDING CASH BALANCE:	\$ 151,166.78	\$ 154,128.58

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)
	\$ 242,709.03