## Canterbury HOMEOWNERS ASSOCIATION 2016 Budget

## 2016 Monthly Maint. Fee \$199 0.00%

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Description	Sept YTD Actual	Oct - Dec Forecast	Forecasted YTD Total	Adjustments to Forecast	2016 Yearly Budget	2015 Budget	2015 vs. 2016	
Description	Actual	TUIECasi	TID Total	to i orecasi	Budget	2015 Budget	2010	
Assessment Income					\$370,320	\$ 339,572	\$ 30,748	
Rent	\$25,000	\$12,000	\$37,000	(\$19,000)	\$18,000	\$ 48,000	\$ (30,000)	
Late Fee	φ20,000	ψ12,000	ψ07,000	(\$15,000)	\$1,200	\$   1,200	\$ -	
Interest	\$602	\$300	\$902		\$902	\$ 500	\$    402	
Application Fee	\$3,725	\$1,800	\$5,525	(\$525)	\$5,000	\$    4,000	\$ 1,000	
Gate Card / Pool Key	\$1,375	\$500	\$1,875	(\$375)	\$1,500	\$ 1,500	\$	
Sub Total Income	<b>\$30,702</b>	<b>\$14,600</b>	\$45,302	(\$19,900)	\$396,922	<b>\$ 394,772</b>	\$ 2,150	
Management Fees	\$12,062	\$27,000	\$39,062	\$4,138	\$43,200	\$ 41,393	\$ 1,807	GWM \$600 / Mgmt \$3000
Legal Fees	\$10,980	\$2,000	\$12,980	(\$5,980)	\$7,000	\$ 7,500	\$ (500)	
Accounting Fees	\$0	\$2,700	\$2,700	\$300	\$3,000	\$ 1,850	\$ 1,150	Review/Tax Return
Background Checks	\$723	\$350	\$1,073	\$0	\$1,073	\$ 1,000	\$ 73	
License and Permits	\$325	\$0	\$325	\$0	\$325	\$ 336	\$ (11)	
Annual Report	\$86	\$0	\$86	\$0	\$86	\$ 62	\$ 24	
Office Supplies	\$1,589	\$500	\$2,089	(\$89)	\$2,000	\$ 5,800	\$ (3,800)	
Bank Charges	\$500	\$0	\$500	\$0	\$500	\$ 504	\$ (4)	
Master Assoc Fee	\$10,542	\$10,542	\$21,084		\$21,084	\$ 25,408		5271 / Qt
Bad Debt	\$42,471	\$0	\$42,471	(\$35,375)	\$7,096	\$ 7,500		5 units
Parking Enforcement	\$0	\$0	\$0	\$1,000	\$1,000	\$ 1,000	\$ -	?
	\$12,812	\$0	\$12,812		\$12,812	\$ 13,459		Liability/D & O/ rentals
Administrative	\$92,090	\$43,092	\$122,370	(\$36,006)	<b>\$99,176</b>	<b>\$ 105,812</b>	\$ (6,636)	10005 (N
Grounds and Lawn	\$28,765	\$14,420 \$500	\$43,185 \$1,500	\$75	\$43,260 \$1,500	\$ 43,260 \$ 1,625	\$- \$(125)	\$3605 / Mon
Preserve Maint	\$1,000 \$2,200	\$500 \$1,600	\$1,500 \$4,800		\$1,500 \$4,800	\$ 1,625 \$ 1,000	\$ (125) \$ 600	Lake and wetland
Pest Control Lawn	\$3,200 \$2,280	\$1,600 \$1,140	\$4,800 \$2,420		\$4,800 \$3,420	\$ 4,200 \$ 3,420	-	
Pool Repairs and Maint	,,∠ou \$15,248	\$1,140 \$5,000	\$3,420 \$20,248	\$9,752	\$3,420 \$30,000	\$ 3,420 \$ 40,000	\$- \$(10,000)	Mako \$285
Maintenance Person	\$1,567	\$3,000 \$3,200	\$20,248 \$4,767	\$4,833	\$30,000 \$9,600	\$   40,000 \$    4,134	\$ (10,000) \$ 5,466	Catha aguarad
Golf Cart	\$212	\$3,200 \$0	\$212	\$4,833 \$1,948	\$9,000 \$2,160	\$ 4,134 \$ 1,000	\$ 3,400 \$ 1,160	Gotha covered
Pool Repairs	\$90	\$0 \$0	\$212 \$90	\$1,940 \$1,410	\$2,100 \$1,500	\$    1,000 \$    1,500	\$ 1,100 \$ -	
Gate Repairs and Maint	\$90 \$2,408	\$0 \$1,000	\$3,408	\$1,410 \$1,592	\$1,300 \$5,000	\$	φ - \$ -	
Gate Entry Fobs	Ψ <u>2</u> ,400 \$0	\$0	\$0,400 \$0	\$500	\$500	\$	\$ (500)	
Security	φ0 \$31,157	\$20,984	\$52,141	\$16,057	\$68,198	\$ 38,194	\$ 30,004	2623 bi weekly
Gate entry Monitor	\$26,302	\$20,304 \$14,247	\$40,549	\$0 \$0	\$40,549	\$ 42,432		Comcast*3 / Everna
Landscape Extras	\$4,324	\$3,000	\$7,324	\$676	\$8,000	\$ 8,000	\$ (1,000) \$ -	Comeast 37 Evenia
Irrigation	\$1,090	\$500	\$1,590	\$2,410	\$4,000	\$ 5,000	\$ (1,000)	
Irrigation Hoover contract	\$0	\$1,400	\$1,400	\$0	\$1,400	\$    1,303	,	Annual Pump
Rust Prevention	\$4,967	\$2,500	\$7,467	\$33	\$7,500	\$ 7,500		
Janitorial Supplies	\$0	\$0	\$0	\$300	\$300	\$	\$ (200)	
Foreclosed Unit expense	\$2,746	\$1,200	\$3,946	φοσσ	\$3,946	\$ 16,000	\$ (12,054)	
Repairs /Maint	<b>\$96,591</b>	<b>\$56,271</b>	\$152,862	\$39,511	\$235,633	\$ 224,068	\$ 11,565	
Electric	\$21,092	\$10,546	\$31,638	\$0	\$31,638	\$ 6,000	\$ 25,638	
Electric Sprinklers			\$0		\$0	\$ 750	\$ (750)	
Electric Street Lights			\$0		\$0	\$ 26,400	\$ (26,400)	
Electric Gates			\$0		\$0	\$ 792	\$ (792)	
Water	\$850	\$425	\$1,275	\$200	\$1,475	\$ 1,950	\$ (475)	
Utilities	\$21,942	\$10,971	\$32,913	\$200	\$33,113	\$ 35,892	\$ (2,779)	
Deserves	¢40.000	¢0.070	<b>#</b> 00.000	¢	<b>#00.000</b>	¢ 00.000	<b>^</b>	
Reserves Reserves	\$19,328 <b>\$19,328</b>	\$9,672 <b>\$9,672</b>	\$29,000 <b>\$29,000</b>	\$ - <b>\$0</b>	\$29,000 <b>\$29,000</b>	\$ 29,000 <b>\$ 29,000</b>	\$ - <mark>\$ -</mark>	
	ψ13,320	<b>\$3,072</b>	Ψ20,000	ΨΟ	Ψ23,000	φ 23,000	Ψ	
TOTAL EXPENSES	\$229,951	\$120,006	\$337,145	\$3,705	\$396,922	\$394,772	\$2,150	
Profit / Loss								
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