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| --- |
| **2017 Budget** |
| **INCOME** |  |
| **ASSESSMENTS** |  **1,000,100**  |
| **FEE AND SERVICE INCOME** |  **4,750**  |
| **OTHER INCOME** |  **22,000**  |
| **TOTAL INCOME** |  **1,026,850**  |
| **EXPENSES** |  |
| **OPERATING EXPENSES** |  **208,250**  |
| **PAYROLL** |  **285,000**  |
| **ADMIN EXPENSES** |  **64,550**  |
| **INSURANCE** |  **128,000**  |
| **TOTAL EXPENSES** |  **685,800**  |
| **UTILITIES** |  |
|  Electricity |  225,000  |
|  Water |  135,000  |
|  Gas |  55,000  |
|  **UTILITY INCOME** |  **415,000**  |
|  Electricity |  225,000  |
|  Water |  55,000  |
|  Gas |  135,000  |
|  **UTILITY EXPENSE** |  **415,000**  |
| **NET UTILITY PASSTHROUGH** |  -  |
| OTHER EXPENSES |  |
| BAD DEBT |  **15,000**  |
|  |  |
| **TOTAL INCOME less EXPENSES & OTHER EXPENSES = RESERVE EXPENSES or RESERVE FUND CONTRIBUTION** |  **326,050**  |
| RESERVE EXPENSES |  |
|  HVAC |  214,000  |
|  Building Maint. (Paint & Balcony Repairs) |  46,800  |
|  Landscape Improvement |  25,000  |
|  Foundation/Drainage Correction |  5,250  |
|  Sidewalk/Concrete |  3,000  |
|  Parking Lot |  20,000  |
|  Utility Building Repairs |  2,000  |
|  Signs |  5,000  |
|  Lighting |  5,000  |
| **TOTAL RESERVE EXPENSES** |  **326,050**  |
|  |  |
| RESERVE FUND CONTRIBUTION |  -  |