

Grandview Estates

Budget 2017

Income	0% Increase	2% Increase	5% Increase
Association Fee Income	\$ 182,724.00	\$ 186,378.48	\$ 191,860.20
OTHER INCOME			
Late Fee Income	\$ 500.00	\$ 500.00	\$ 500.00
Moving Fee Income	\$ 100.00	\$ 100.00	\$ 100.00
Interest Income	\$ 100.00	\$ 100.00	\$ 100.00
Total for OTHER INCOME	\$ 700.00	\$ 700.00	\$ 700.00
Total Income	\$ 183,424.00	\$ 187,078.48	\$ 192,560.20
Expense			
OPERATING EXPENSES			
Accounting and Audit Expense	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Administrative Expense	\$ 500.00	\$ 500.00	\$ 500.00
Ins.- General Expense	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Landscaping	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Legal Expense	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Management Fee Expense	\$ 26,400.00	\$ 26,400.00	\$ 26,400.00
Postage and Delivery	\$ 100.00	\$ 100.00	\$ 100.00
Snow Removal Expense	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Taxes- General	\$ 250.00	\$ 250.00	\$ 250.00
Total for OPERATING EXPENSES	\$ 69,250.00	\$ 69,250.00	\$ 69,250.00
REPAIRS & MAINTENANCE EXPENSES			
Repairs & Main. - Electrical Expense	\$ 500.00	\$ 500.00	\$ 500.00
Repairs & Maint. - Exterior Expense	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Repairs & Maint.- General Expense	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total for REPAIRS & MAINTENANCE EXPENSES	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
UTILITIES EXPENSES			
Water/Sewer Expense	\$ 90,000.00	\$ 90,000.00	\$ 90,000.00
Electric Expense	\$ 900.00	\$ 900.00	\$ 900.00
Trash Service	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00
Total for UTILITIES EXPENSES	\$ 96,100.00	\$ 96,100.00	\$ 96,100.00
Total Expense	\$ 167,850.00	\$ 167,850.00	\$ 167,850.00
Net Operating Income	\$ 15,574.00	\$ 19,228.48	\$ 24,710.20
Transfer to Reserve	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Excess Deficit	\$ 574.00	\$ 4,228.48	\$ 9,710.20