

# Fiscal Year Budget

Properties: Oaks of Avent Ferry Condominiums

Budget For Fiscal Year Jan 2018 to Dec 2018

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
<b>INCOME</b>													
4001 HOA Assessments	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	13,397.00	160,764.00
4003 Late Fee	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
<b>TOTAL INCOME</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>13,427.00</b>	<b>161,124.00</b>
<b>EXPENSE</b>													
5100 Building Maintenance													
5115 Plumbing Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5117 Electrical Repairs	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	400.00
5126 Extermination/Termit	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5133 Roof Repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5135 Gutters Repairs/Clea	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5136 Pressure Washing/W	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5100 Other Building Maint	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5100 Total Building Mainte	1,400.00	1,600.00	1,400.00	2,900.00	1,400.00	1,400.00	1,600.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	18,700.00
5200 Grounds													
5201 Grounds Contract	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	18,900.00
5204 Grounds Extra	225.00	225.00	3,000.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	5,475.00
5208 Tree Removal	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5210 Snow Removal	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5200 Total Grounds	3,300.00	5,800.00	4,575.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	29,875.00
5500 Utilities													
5501 Utilities - Electric	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
5500 Total Utilities	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
5600 General Expenses													
5603 Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5607 Printing, Forms and I	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,300.00
5611 Meeting Expense	0.00	315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00
5613 HOA Management F	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00
5616 Tax/Audit	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	0.00	0.00	0.00	0.00	0.00	3,200.00
5618 Insurance	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5620 Bad Debt Collection	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
5600 Total General Expen	3,840.00	4,055.00	3,740.00	3,740.00	3,740.00	3,740.00	6,940.00	3,740.00	3,740.00	3,740.00	3,740.00	3,740.00	48,495.00
7001 Capital Expenses													
7007 Parking Lot	0.00	0.00	0.00	5,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,750.00
7008 Wood Replacement	0.00	0.00	3,000.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
7009 Painting	0.00	0.00	0.00	4,600.00	0.00	0.00	4,600.00	0.00	0.00	0.00	0.00	0.00	9,200.00
7010 Landscaping	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
7012 Gutters Replacemen	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
7026 Drainage	1,250.00	1,250.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	10,500.00
7028 Roof Replacement	0.00	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0.00	45,000.00

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
7001 Total Capital Expens	1,250.00	1,250.00	3,800.00	17,650.00	19,800.00	15,800.00	20,400.00	800.00	800.00	800.00	800.00	800.00	83,950.00
<b>TOTAL EXPENSE</b>	<b>10,440.00</b>	<b>13,355.00</b>	<b>14,165.00</b>	<b>26,740.00</b>	<b>27,390.00</b>	<b>23,390.00</b>	<b>31,390.00</b>	<b>8,390.00</b>	<b>8,390.00</b>	<b>8,390.00</b>	<b>8,390.00</b>	<b>8,390.00</b>	<b>188,820.00</b>
<b>OTH INC/EXP</b>													
8004 Interest on Reserve Acct	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
8006 Interest on CD's	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>TOTAL OTH INC/EXP</b>	<b>40.00</b>	<b>40.00</b>	<b>140.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>580.00</b>
<b>NET INCOME</b>	<b>3,027.00</b>	<b>112.00</b>	<b>-598.00</b>	<b>-13,273.00</b>	<b>-13,923.00</b>	<b>-9,923.00</b>	<b>-17,923.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>-27,116.00</b>
<b>NET INCOME SUMMARY</b>													
Income	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	13,427.00	161,124.00
Expense	10,440.00	13,355.00	14,165.00	26,740.00	27,390.00	23,390.00	31,390.00	8,390.00	8,390.00	8,390.00	8,390.00	8,390.00	188,820.00
Other Income & Expense	40.00	40.00	140.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	580.00
<b>NET INCOME</b>	<b>3,027.00</b>	<b>112.00</b>	<b>-598.00</b>	<b>-13,273.00</b>	<b>-13,923.00</b>	<b>-9,923.00</b>	<b>-17,923.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>5,077.00</b>	<b>-27,116.00</b>

