

The Pines HOA
2017 Budget
January through December 2017

	Jan - Dec 17
Ordinary Income/Expense	
Income	
Assessments - Operating	38,316.00
Assessments - Water/Sewer	55,056.00
Assessments - Reserve	17,856.00
Total Income	111,228.00
Gross Profit	111,228.00
Expense	
General Operations Costs	
Postage	272.00
Business Licenses and Permits	10.00
Community Events	300.00
Total General Operations Costs	582.00
Common Area Costs	
Lawn Commons	
Mowing	5,322.00
Weed/Feed	2,800.00
Spring/Fall Cleanup	900.00
Sprinkler Maintenance	
Sprinkler Turn On & Blowout	880.00
Sprinkler Repairs	850.00
Total Sprinkler Maintenance	1,730.00
Total Lawn Commons	10,752.00
Shrub Beds	
Tree & Shrub Care	1,750.00
Bed & Plant Care	200.00
Total Shrub Beds	1,950.00
Special Feature	200.00
Tree Maintenance	850.00
Street Expenses	
Snow Removal	11,000.00
Deincing/Sanding	2,500.00
Asphalt & Curb Repairs	66,000.00
Total Street Expenses	79,500.00
Water System	
Distribution Line Replacement	1,500.00
Valves	1,500.00
Total Water System	3,000.00
Total Common Area Costs	96,252.00
Utility Costs	
Sewer	33,300.00
Water	20,866.00
Electricity/Gas	4,870.00
Total Utility Costs	59,036.00
Insurance	
Liability/D&O Insurance	3,940.00
Total Insurance	3,940.00
Pofessional Fees	
Management Fees	4,836.00
Total Pofessional Fees	4,836.00
Taxes	
Property Taxes	940.00
Total Taxes	940.00

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	<u>Jan - Dec 17</u>
Total Expense	165,586.00
Net Ordinary Income	-54,358.00
Other Income/Expense	
Other Income	
Interest Income	48.00
Total Other Income	48.00
Other Expense	
Reserve Funding	
Street Reserves	15,540.00
Total Reserve Funding	15,540.00
Total Other Expense	15,540.00
Net Other Income	-15,492.00
Net Income	<u><u>-69,850.00</u></u>