East Meadowdale HOA										
2017 Budget										
Date: 20-Feb-17									Proposed	
	2014		2015		2016		2017	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Notes
Income								
Dues Monthly	146,064.00	146,243.00	146,000.00	147,933.00	146,000.00	152,216.00	159,936.00	**68x196x12**
Late Fee Income	150.00	175.00	200.00	725.00	200.00	50.00	200.00	
Misc. Income & Fee's	300.00		-	50.00		-		
Reserve Income	1,000.00	531.49	500.00	427.60	500.00	444.31	500.00	
Total Operating Income	147,514.00	146,949.49	146,700.00	149,135.60	146,700.00	152,710.31	160,636.00	
Administrative Services								
Accounting/Auditing	200.00	195.00	200.00	210.00	200.00	210.00	200.00	
Bank Service Charge	500.00	755.28	750.00	388.00	500.00	423.68	500.00	
Insurance	24,000.00	26,166.43	26,500.00	38,160.65	33,000.00	36,245.36	38,500.00	
Management Fee	14,640.00	14,640.00	14,640.00	14,640.00	14,640.00	14,940.00	14,640.00	
Meeting Expense	200.00	100.00	100.00	150.00	150.00	200.00	200.00	
Misc. Administration/Legal	500.00	10.00	200.00	4,271.19	200.00	1,064.00	1,000.00	
Misc. General Repairs		1,952.14	1,500.00	274.98	2,000.00	183.00	500.00	
Misc. Social/Fed.Tax	1,045.00	758.49	400.00	-	800.00	1,106.39	1,200.00	
Office Expense	800.00	709.33	800.00	774.32	800.00	762.77	800.00	
Web Site Set-up & Maint.	350.00	250.00	300.00	350.00	300.00	225.00	300.00	
Total Admin. Services	42,235.00	45,536.67	45,390.00	59,219.14	52,590.00	55,360.20	57,840.00	
HOA Services - Annual								
Landscape Contract	19,000.00	17,799.72	18,000.00	18,799.97	18,000.00	18,799.43	24,000.00	
Maintenance - Buildings	1,000.00	7,501.78	2,000.00	1,718.44	2,000.00	2,189.63	2,100.00	
Maintenance - Grounds	2,500.00	1,197.80	2,500.00	5,559.47	2,000.00	2,441.00	3,000.00	
Maintenance - Gutters	5,500.00	6,951.00	6,000.00	4,953.00	6,000.00	4,688.00	5,000.00	
Maintenance - Roofs	1,000.00	5,411.56	4,000.00	5,911.25	5,000.00	1,555.00	5,000.00	
Maintenance - Sprinklers	2,500.00	1,253.81	2,000.00	8,042.02	3,500.00	6,720.85	5,000.00	
Pest Control	500.00	1,965.70	1,000.00	3,300.00	2,000.00	2,155.00	2,000.00	
Snow Removal	8,000.00	7,511.00	8,000.00	9,826.00	9,000.00	13,090.00	11,000.00	
Trash Collection	13,500.00	11,625.00	12,500.00	13,897.25	13,000.00	13,091.00	13,000.00	
Tree Trim/Removal	10,000.00	9,487.15	10,000.00	2,939.21	8,000.00	4,012.38	8,000.00	
Utilities - Electricity	2,100.00	1,875.86	2,000.00	1,770.14	2,000.00	1,322.92	2,000.00	
Total Services - Annual	65,600.00	72,580.38	68,000.00	76,716.75	70,500.00	70,065.21	80,100.00	
Total Services	107,835.00	118,117.05	113,390.00	135,935.89	123,090.00	125,425.41	137,940.00	
TOTAL RESERVES	39,679.00	28,832.44	33,310.00	13,199.71	23,610.00	27,284.90	22,696.00	-
****Total Operating Income - (Total Admin. Services) - (Total HOA Services- Annual)**								
Scheduled Reserve Expenses								
Concrete - Repairs	3,000.00	1,735.00	2,000.00	2,909.00	3,000.00	2,865.00	3,000.00	
Maintenance - Decks	4,500.00	320.50	2,500.00	1,685.13	2,500.00	-	2,500.00	
Maintenance - Asphalt	5,000.00	13,626.00	2,000.00	-	2,000.00	-	2,000.00	
Maintenance - Fences	1,000.00	945.22	500.00	600.00	500.00	230.00	1,000.00	
Paint Buildings	24,000.00	42,401.00	24,000.00	33,360.00	24,000.00	32,112.39	34,000.00	
Sprinkler Modifications	1,800.00	6,082.07	5,000.00	472.23	2,500.00	-	-	
Mailboxes			2,500.00					
Drainage @ Meadowdale	-		-				17,500.00	
Misc	3,000.00							
Total Reserve Expenses	42,300.00	65,109.79	38,500.00	39,026.36	34,500.00	35,207.39	60,000.00	
Total Available for Reserves	(2,621.00)	(36,277.35)	(5,190.00)	(25,826.65)	(10,890.00)	(7,922.49)	(37,304.00)	
Total Change in Reserves	(12,621.00)	(46,277.35)	(15,190.00)	(35,826.65)	(20,890.00)	(17,922.49)	(47,304.00)	
Net Cash for Operations	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	