

## COTTONWOOD PARK 2018 BUDGET

Acct. No.	Description	2018 Budget
<b>OPERATING INCOME</b>		
5100	Dues	<b>258,180</b>
5160	Heating Chargeback	<b>19,000</b>
	Hot Water Chargeback	<b>10,000</b>
5220	Late Fees	<b>1,000</b>
5230	Laundry Room Income	<b>8,540</b>
5400	Sewer Chargeback	<b>44,467</b>
	Utility Metering Chargeback	<b>5,400</b>
	Legal Expense Chargeback	<b>3,000</b>
<b>TOTAL OPERATING INCOME</b>		<b>349,587</b>

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Acct. No.	Description	2018 Budget
<b>OPERATING EXPENSES</b>		
	General & Administrative	
7040	Bank Charges	<b>500</b>
7300	Insurance - All Risk	<b>25,500</b>
7370	Legal Expenses	<b>5,000</b>
7400	Management & Accounting	<b>22,320</b>
	Misc Expense	<b>2,200</b>
7460	Office Supply Expense	<b>2,700</b>
7490	Pest/Critter Control	<b>2,500</b>
7550	Professional Fees-Audit & Taxes	<b>2,200</b>
7650	Snow Removal	<b>10,200</b>
7760	Towing	<b>350</b>
7780	Transfer to Reserves	<b>66,900</b>
7790	Trash Removal	<b>12,750</b>
	Write offs	<b>1,000</b>
	Total General & Administrative	<b>154,120</b>
	Landscaping Expenses	
7930	Landscaping - Contract	<b>15,000</b>
	Landscaping-Clean Up	<b>0</b>
8130	Landscaping - Trees	<b>7,500</b>
8240	Sprinklers - Repair	<b>12,000</b>
	Total Landscaping Expense	<b>34,500</b>

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Acct. No.	Description	2018 Budget
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Maintenance Expenses		
8540	Maint. - Building Outside	3,500
8560	Maint. - Chimneys	500
8570	Maint. - Cleaning	10,500
8615	Maint. - Sewer Cleaning	7,000
8640	Maint. - Electrical	1,000
	Maint Fences	2,000
8730	Maint. - Lighting	6,000
8760	Maint. - Painting	1,700
8780	Maint. - Plumbing	1,000
	Maint-Retaining Walls	1,000
8820	Maint. - Roof & Gutter	8,500
8860	Maint. - Stairs	2,000
8880	Maint. - Streets & Parking	850
	Maint-Trash Enclosures	1,000
	Maint-Tennis Courts	200
	<b>Total Maintenance Expense</b>	<b>46,750</b>
Utility Expenses		
9420	Utilities - Electric	5,700
9450	Utilities - Gas	30,000
9480	Utilities - Sewer	44,467
9490	Utilities - Water	28,350
xxxx	Utility Billing	5,700
	<b>Total Utility Expenses</b>	<b>114,217</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>349,587</b>
<b>NET OPERATING INCOME OR (LOSS)</b>		<b>0</b>

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Acct. No.	Description	2018 Budget
<hr style="border-top: 1px dashed black;"/>		
	<b><u>RESERVE PLAN</u></b>	<b>2018</b>
<b>RESERVE INCOME</b>		
6020	Xfer from Operating	<u>66,900</u>
	Roof and Paint Assessment	<u>0</u>
6035	Reserve Accounts Interest Income	<u>1,000</u>
	Total Reserve Income	<u>67,900</u>
<b>RESERVE EXPENSES</b>		
	Reserve-Paint 1/4 of Buildings	<u>0</u>
	Reserve-Landscaping Repairs	<u>6,500</u>
	Reserve-Crack Seal Asphalt	<u>9,000</u>
	Reserve-Court crack repairs	<u>6,000</u>
	Reserve-Replace Shed	<u>25,000</u>
	Total Reserve Expense	<u>46,500</u>
<b>NET RESERVE INCOME OR (LOSS)</b>		<u>21,400</u>
<b>YEAR NET INCOME (LOSS)</b>		<u>21,400</u>

