



PROJECT NUMBER: 408

MONTHLY BUDGET ANALYSIS FOR: Crowne at Wailuna, AOA

Approved budget to be effective on: January 1, 2017

Prepared By: Dawn Ubando Board Approved Date: August 30, 2016

	2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
<b>CASH FLOW TO COVER LOAN PAYMENTS</b>				
2800 TOTAL LOAN PAYMENTS	0	0	0	0
<b>TOTAL LOAN PAYMENTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>REVENUE:</b>	CHANGE-Fees, Dues, & Receipts =		0.0%	0.0%
4000 ASSESSMENT INCOME	28,671	28,276	28,671	28,671
4200 USER FEE INCOME	0	31	0	0
4400 RENTAL INCOME	0	0	0	0
4500 FOOD & BEVERAGE INCOME	0	0	0	0
4700 COLLECTIONS INCOME	0	86	0	0
4800 OTHER INCOME	0	59	0	0
4900 INVESTMENT INCOME	1	4	3	3
<b>TOTAL REVENUES</b>	<b>28,672</b>	<b>28,457</b>	<b>28,674</b>	<b>28,674</b>
<b>EXPENSES:</b>	<b>OPERATING EXPENSES:</b>			
5000 ADMINISTRATIVE	720	789	637	637
5200 COMMUNICATIONS	275	296	329	329
5300 PAYROLL & BENEFITS	0	0	0	0
5400 INSURANCE	10,793	10,239	11,130	11,130
6000 UTILITIES	1,885	1,289	2,025	2,025
6100 LANDSCAPING	9,500	9,692	9,163	9,163
6200 IRRIGATION	0	202	200	200
6300 OPERATIONS	0	0	0	0
6400 CONTRACTED SERVICES	0	127	68	68
6500 REPAIR & MAINTENANCE	300	894	133	133
7000 PROFESSIONAL SERVICES	1,827	1,724	1,814	1,814
8100 SHARED EXPENSES	0	0	0	0
8900 ASSOCIATION OWNED UNIT EXPENSES	0	0	0	0
9000 TAXES	14	14	17	17
9100 OTHER EXPENSES	3,358	5,135	3,158	3,158
<b>TOTAL OPERATING EXPENSES:</b>	<b>28972</b>	<b>30401</b>	<b>28674</b>	<b>28674</b>
<b>NET INCOME/LOSS</b>	<b>(300)</b>	<b>(1944)</b>	<b>0</b>	<b>0</b>
<b>RESERVES:</b>				
4905 RESERVES CONTRIBUTION	3,358	0	3,158	3,158
4910 RESERVES INTEREST INCOME	35	0	171	171
9800 RESERVE EXPENSES	0	699	0	0
<b>RESERVE DEPT - NET INCOME/LOSS</b>	<b>3393</b>	<b>(699)</b>	<b>3329</b>	<b>3329</b>

NOTE: The budgeted revenues and expenses are based on accrual-basis accounting.





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GL ACCOUNT WORKSHEET for REVENUES/EXPENSES - MONTHLY BUDGET ANALYSIS  
 (for all budget input)

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2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
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## OPERATING DEPARTMENT

### ASSESSMENTS/INCOME:

ASSESSMENTS		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
4000	Residential Assessments	28,671	14,336	28,671	28,671
4070	Maintenance Assessments		13,941		
TOTAL ASSESSMENTS		28,671	28,276	28,671	28,671

USER FEE INCOME		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
4225	Key Receipt		31		
TOTAL USER FEE INCOME		0	31	0	0

COLLECTIONS INCOME		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
4710	Late Fees		86		
TOTAL COLLECTIONS INCOME		0	86	0	0

OTHER INCOME		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
4810	Compliance Fines	0	59	0	
TOTAL OTHER INCOME		0	59	0	0

INVESTMENT INCOME		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
4900	Interest Earned - Operating Accounts	1	4	3	3
TOTAL OPERATING INTEREST INCOME		1	4	3	3

<b>TOTAL INCOME &amp; ASSESSMENTS</b>		<b>28,672</b>	<b>28,457</b>	<b>28,674</b>	<b>28,674</b>
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**EXPENSES:**

ADMINISTRATIVE

5000	General Administrative	155	154	155	155
5025	Supplies, RM/Association	5	7	7	7
5030	Coupon Costs	100	109	67	67
5045	Dues & Subscriptions	10		8	8
5090	Office Supplies	100	85	117	117
5100	Records Storage	350	349	200	200
5195	Membership Dues Expense		85	83	83
<b>TOTAL ADMINISTRATIVE</b>		<b>720</b>	<b>789</b>	<b>637</b>	<b>637</b>

COMMUNICATIONS

5210	Printing & Copying	200	194	208	208
5215	Postage	75	102	121	121
<b>TOTAL COMMUNICATIONS</b>		<b>275</b>	<b>296</b>	<b>329</b>	<b>329</b>

INSURANCE

5410	Fidelity Bond Insurance	39	37	39	39
5415	D&O Insurance Premiums	406	388	432	432
5420	Umbrella Liability Premiums	173	178	178	178
5445	General Liability Insurance Premiums	722	519	744	744
5460	Commercial Package Premiums	9,453	9,116	9,737	9,737
<b>TOTAL INSURANCE</b>		<b>10,793</b>	<b>10,239</b>	<b>11,130</b>	<b>11,130</b>

UTILITIES

6000	Electric Service	325	501	417	417
6025	Water Service	1,450	1,483	1,483	1,483
6030	Sewer Service	110	-695	125	125
<b>TOTAL UTILITIES</b>		<b>1,885</b>	<b>1,289</b>	<b>2,025</b>	<b>2,025</b>

LANDSCAPING

6100	Grounds & Landscaping - Contract	9,500	9,582	9,084	9,084
6110	Landscape Repair & Maintenance		110	79	79
<b>TOTAL LANDSCAPING</b>		<b>9,500</b>	<b>9,692</b>	<b>9,163</b>	<b>9,163</b>

IRRIGATION

6200	Irrigation Repair & Maintenance		202	200	200
<b>TOTAL IRRIGATION</b>		<b>0</b>	<b>202</b>	<b>200</b>	<b>200</b>



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		2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
<b>CONTRACTED SERVICES</b>					
6422	Gate Services			68	68
6436	Plumbing Services		119		
6440	Safety & Security		8		
<b>TOTAL CONTRACTED SERVICES</b>		0	127	68	68
<b>REPAIR &amp; MAINTENANCE</b>					
6515	Building Repair & Maintenance		-12		
6560	Fence Repair & Maintenance		-93		
6595	Gate Repair & Maintenance	200	308	50	50
6620	Grounds Repair & Maintenance	100	122	83	83
6640	Lighting Supplies/Repair & Maintenance		567		
6795	Other Supplies/Repair & Maintenance		1		
<b>TOTAL REPAIR &amp; MAINTENANCE</b>		300	894	133	133
<b>PROFESSIONAL SERVICES</b>					
7000	Audit & Tax Services	96	103	100	100
7025	Legal Fees - Reimbursable		1		
7030	Legal Fees - General Counsel	100	59	100	100
7040	Management Fees	1,531	1,531	1,531	1,531
7095	Professional Fees - Common	100	30	83	83
<b>TOTAL PROFESSIONAL SERVICES</b>		1,827	1,724	1,814	1,814
<b>TAXES</b>					
9025	General Excise Tax	14	14	17	17
<b>TOTAL TAXES</b>		14	14	17	17
<b>OTHER EXPENSES</b>					
9105	Reserve Expenditures	3,358	5,135	3,158	3,158
<b>TOTAL OTHER EXPENSES</b>		3,358	5,135	3,158	3,158
<b>TOTAL OPERATING EXPENSES</b>		<b>28,972</b>	<b>30,401</b>	<b>28,674</b>	<b>28,674</b>
<b>NET INCOME/LOSS</b>		<b>-300</b>	<b>-1,944</b>	<b>0</b>	<b>0</b>

**RESERVES DEPARTMENT**



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<b>Reserve Contribution/Assessment</b>				
4905 Reserves Contribution - from Op to Reserves	3,358		3,158	3,158
4910 Reserve Interest Income	35		171	171
RESERVE EXPENSES				
9800 Repair & Replacement Expenses		699		
TOTAL RESERVE EXPENSES	0	699	0	0
Reserve Dept - Net Income/Loss	3,393	-699	3,329	3,329