

2017 Budget for The Crest HOA

	2017 ANNUAL	2017 MONTHLY	2017 PER UNIT PER MONTH
INCOME			
2017 Dues Increase for 2017 by 0.0456	356,400.00	29,700.00	275.00
Accrued Dues Income	0.00	0.00	0.00
Late Fee Income	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Fines	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00
TOTAL INCOME	356,400.00	29,700.00	275.00
EXPENSES			
UTILITIES			
Trash	22,000.00	1,833.33	16.98
Electricity and Gas	18,000.00	1,500.00	13.89
Water and Sewer	34,000.00	2,833.33	26.23
TOTAL UTILITIES	74,000.00	6,166.67	57.10
ADMINISTRATIVE EXPENSES			
Management 2% fee increase	19,674.00	1,639.47	15.18
Insurance Paid 596,502,4137 = 5229.00	5,500.00	458.33	4.24
Legal Fees	1,000.00	83.33	0.77
Collection Fees	0.00	-	-
Bad Debt	0.00	-	-
Audit/Review & Tax Return Preparation	1,000.00	83.33	0.77
Reserve Study	500.00	41.67	0.39
Administrative Fees	0.00	-	-
Postage, Storage + 300 R&R Mailing	1,250.00	104.17	0.96
Permits/Licenses	400.00	33.33	0.31
Taxes - have 100 dollar credit with IRS	0.00	-	-
TOTAL ADMINISTRATIVE	29,324.00	2,443.64	22.63
MAINTENANCE			
Landscaping			
Landscape Contract - Groomed Look	90,000.00	7,500.00	69.44
Landscape Supplies/Extras	5,000.00	416.67	3.86
Landscape Brush Management	1,500.00	125.00	1.16
Irrigation Repairs	5,000.00	416.67	3.86
Total Landscaping	101,500.00	8,458.33	78.32
Repair and Maintenance			
Lighting Maintenance	2,000.00	167.00	1.55
Pool & Spa Maintenance	4,104.00	342.00	3.17
Pool & Spa Extras	2,000.00	166.67	1.54
Janitorial Maintenance	2,970.00	247.50	2.29
Janitorial Supplies/Extras	350.00	29.17	0.27
Pest Control - Common Area	4,107.00	342.25	3.17
Repair & Maintenance - Structural	10,000.00	833.33	7.72
Contingencies	1,441.00	120.08	1.11
Total Repair and Maintenance	26,972.00	2,248.00	20.81
TOTAL OPERATING EXPENSES	231,796.00	19,316.64	178.86
TOTAL RESERVE ALLOCATIONS	124,604.00	10,383.67	96.15
Interest Reserve Allocation	0.00	-	-
TOTAL HOA EXPENSES	356,400.00	29,700.30	275.00

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Notes:

HOA Dues Increase to 275.00 per mo

Notes:

Expense Reductions for 2017

Trash Collection reduced by \$1500.00
Electricity and Gas reduced \$2000.00
Water and Sewer reduced by \$1000.00
Legal Fees reduced by \$500.00
Taxes reduced by \$200.00
Contingencies reduced by \$542.00

Total Reductions = \$5742.00

Expense Increases for 2017

Management fee increased 2% = \$386.00 to \$1
Insurance increased by \$500.00 to \$5,50.00
Irrigation Repairs increased by \$3500.00 to \$50
Janitorial Services increased by \$1260.00 to \$2
Repair and Maintenance increased by \$2500.00
Reserve Allocation increased by \$9052.00 to \$1

Total Increases = \$17,198.00 |