

Beacon Hill Townhomes Condominium 2017 BUDGET

Cash Basis

	2016 Budget	Jan - Sep 16	Projected Oct - Dec 16	Projected Year End 2016	2017 Budget
Ordinary Income/Expense					
Income					
Condominium Fee	166,480	136,631	38,400	175,031	157,620 *
Late Fee	1,200	2,816	375	3,191	1,500
Fines	-	200	50	250	300
Total Income	167,680	139,647	38,825	178,472	159,420
Expense					
Administrative & Operating					
Audit & Tax Return	1,000	1,000	-	1,000	1,000
Community	320	148	-	148	320
Insurance	26,500	20,835	7,255	28,090	30,600
Legal - Collections	6,700	13,539	3,000	16,539	10,000
Legal - Other	-	5,089	-	5,089	3,000
Management Fees	10,700	4,550	900	5,450	4,000
Miscellaneous	1,000	225	-	225	500
Office-Printing-Postage	600	386	200	586	600
Total Administrative & Operating	46,820	45,772	11,355	57,127	50,020
Repairs & Maintenance					
Electrical & Lighting	1,200	904	-	904	1,200
General Maintenance	12,000	2,899	1,000	3,899	10,500
Landscaping Contract	11,500	7,945	2,648	10,594	11,500
Other Landscaping	-	148	-	148	500
Pest Control	3,500	4	3,000	3,004	3,500
Snow Removal	12,000	1,460	-	1,460	12,000
Tree Services	5,000	6,182	130	6,312	5,500
Total Repairs & Maintenance	45,200	19,543	6,778	26,321	44,700
Utilities					
Electric	2,500	1,369	500	1,869	2,500
Trash Removal	18,800	13,508	4,482	17,990	18,800
Total Utilities	21,300	14,877	4,982	19,859	21,300
Total Expense	113,320	80,192	23,116	103,308	116,020
Net Ordinary Income	54,360	59,455	15,709	75,164	43,400
Other Income/Expense					
Other Income					
Interest Income	200	271	100	371	400
Reimbursement of Legal Fees	-	12,341	2,400	14,741	8,000
Total Other Income	200	12,611	2,500	15,111	8,400
Net Other Income	200	12,611	2,500	15,111	8,400
Other Expense					
Capital Improvements	-	35,000.00	-	35,000.00	-
Total Other Expense	-	35,000.00	-	35,000.00	-
Net Income Before Reserve Contribution	54,560	37,066	18,209	55,275	51,800
Reserve Contribution	50,353	37,765	12,588	50,353	50,353
Net Income After Reserve Contribution	4,207	-	-	4,922	1,447

* Income based on 71 Owners paying full condo fees of \$185 per month.