

MAC ARTHUR PARK TOWNHOUSE ASSOCIATION, Inc.

2018 Operating Budget

| | 2018 | 2017 | | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 |
|---|-----------------|------------------|-------------------|------------------|-----------------|--------------------|------------------|---------------------|-------------------|------------------|
| | Approved | Est Total | Nov - Dec Est | Jan - Oct Actual | Approved Budget | Actual | Actual | Actual | Actual | Actual |
| INCOME | add 2% | | | | add 2% | add 2% | add 2% | add 3% | add 5% | add 5% |
| Dues Revenue | 92,675 | 90,840.00 | 15,140.00 | 75,700.00 | 90,858 | 88,609.00 | 86,484.00 | 84,828.00 | 82,752.00 | 78,780.00 |
| Insurance Claim Payments | | | | | | | | | 25,000.00 | |
| Late Fees | | | | | | | | | 68.64 | 152.21 |
| Special Assessments | | | | | | | | 300,570.00 | | |
| Change in A/R | | | | | | | | | | 2,553.89 |
| Transfer Fees | | | | | | | | | | |
| Interest Income | 75 | 107.08 | 18.00 | 89.08 | 50 | 69.05 | 6.41 | 0.60 | 0.60 | 0.71 |
| TOTAL INCOME | 92,750 | 90,947.08 | 15,158.00 | 75,789.08 | 90,908 | 88,678.05 | 86,490.41 | 84,828.60 | 408,322.60 | 78,849.35 |
| OPERATING EXPENSES | | | | | | | | | | |
| Accounting | a 250 | 250.00 | | 250.00 | 200 | 175.00 | 175.00 | 194.12 | 150.00 | 195.00 |
| Annual Meeting | 500 | 486.00 | | 486.00 | 500 | 432.00 | 273.00 | 324.00 | 236.00 | 125.75 |
| Bank Fees | 75 | 39.80 | 5.00 | 34.80 | 150 | 104.04 | 152.94 | (2,263.26) | 2,863.44 | 571.32 |
| Corporate Report | 10 | 10.00 | | 10.00 | 10 | 10.00 | | 20.00 | | 10.00 |
| Educational Expenses | | | | | | | | | | 20.00 |
| Insurance | b 15,227 | 14,641.00 | 13,675.00 | | 14,548 | 13,213.00 | 11,699.00 | 18,252.25 | 10,025.25 | 2,429.50 |
| Legal & Professional | | 128.00 | | 128.00 | | | | 1,823.50 | | |
| Maintenance | | | | | | | | | | |
| Berm | | | | | | 12,357.00 | | | | |
| Building | 5,000 | 2,086.91 | 1,000.00 | 1,086.91 | 7,500 | 8,537.87 | 17,274.37 | 10,042.95 | 3,688.40 | 6,240.13 |
| Fence | | | | | | | | | | |
| Landscaping | 17,000 | 13,276.18 | 1,500.00 | 11,776.18 | 22,500 | 33,565.62 | 12,202.34 | 13,038.25 | 17,762.41 | 17,030.09 |
| Landscaping - Sprinkler Repair | 5,000 | 4,489.13 | 100.00 | 4,389.13 | 4,000 | 5,024.31 | 2,700.57 | 3,063.93 | 8,226.05 | |
| Painting | | | | | | | | | | |
| Parking Lot | | | | | | | | | | |
| Pest Control | | 300.00 | | 300.00 | | | 298.00 | 568.00 | 525.00 | |
| Plumbing | | | | | | | | 75.00 | 150.00 | |
| Roof | 2,500 | 2,904.65 | 1,500.00 | 1,404.65 | | 2,649.80 | | | 1,388.00 | 3,450.00 |
| Snow Removal | 3,500 | 1,165.00 | | 1,165.00 | 3,500 | 2,874.50 | 2,579.50 | 1,335.00 | 1,840.00 | 1,492.50 |
| Capital Improvements | | | | | | | | | | |
| Fence | | | | | | | | | | 14,171.02 |
| Landscaping | 2,500 | | | | | | | | | 13,268.14 |
| Parking Lot | 2,500 | | | | | | | | | |
| Roof | | | | | | | | 3,012.00 | | |
| Management Fees | c 7,132 | 6,858.00 | 1,143.00 | 5,715.00 | 6,857 | 6,552.50 | 6,096.00 | 6,096.00 | 5,868.00 | 6,090.00 |
| Miscellaneous | | | | | | | | | 24,955.02 | |
| Office exp/supplies/postage | | 229.41 | | 229.41 | 200 | 177.00 | 191.79 | 207.81 | 160.40 | 79.80 |
| Utilities: | | | | | | | | | | |
| Trash Removal | d 6,277 | 6,035.12 | 960.00 | 5,075.12 | 5,968 | 5,548.46 | 4,676.84 | 4,492.43 | 6,616.15 | 4,201.72 |
| Water/Sewer | 5,000 | 2,906.44 | 150.00 | 2,756.44 | 6,000 | 7,310.22 | 2,621.65 | 2,413.40 | 3,060.70 | 4,422.28 |
| TOTAL OPERATING EXPENSES | 72,470 | 54,839.64 | 20,033.00 | 34,806.64 | 71,933 | 98,531.32 | 77,365.00 | 324,025 | 96,539.82 | 46,338.09 |
| Transfer to Reserves | 17,100.00 | | | | 16,567 | | | | | |
| NET OPERATING CASH FLOW | 3,179.68 | 36,107.44 | (4,875.00) | 40,982.44 | 2,408 | (9,853.27) | 9,125.41 | (239,196.78) | 311,782.78 | 32,511.26 |
| NCB LOAN | | | | | | | | | | |
| Owner Interest pmts | 1,500.00 | 1,790.27 | 245.00 | 1,545.27 | 2,040 | 2,192.89 | 2,544.17 | 1,199.20 | | 74.33 |
| Debt Service/HOA payments on loan | 2,500.00 | 2,544.08 | 400.00 | 2,144.08 | 2,700 | 3,042.59 | 10,894.63 | 3,809.28 | | 470.83 |
| | (1,000.00) | (753.81) | (155.00) | (598.81) | (660) | (849.70) | (8,350) | (2,610.08) | | (396.50) |
| Operating Cash Flow year to date | 2,179.68 | 35,353.63 | (5,030.00) | 40,383.63 | 1,748 | (10,702.97) | 774.95 | (236,586.70) | | 32,114.76 |

a Tax return preparation & registration with real estate commission

b Annual premium paid in November

c Per management agreement 4% annual cost of living increase

d Estimating 4% increase