

Vintage Oaks Condominiums

Approved 2017 Budget

Draft

Units

74

Monthly dues

270

Item Description	Acct #	Monthly Average	Monthly Unit Cost	2017 Budget
Income:				
HOA Dues		\$19,980	\$270.00	\$239,760
Key Card/Gate Access		\$17	\$0.23	\$200
Late Fees		\$25	\$0.34	\$300
Notice Fees		\$0	\$0.00	\$0
Move-In/Transfer Fees		\$0	\$0.00	\$0
Interest Income		\$5	\$0.07	\$60
Violations/Penalties		\$125	\$1.69	\$1,500
Total Income		\$20,152	\$272.32	\$241,820
Allocation to Reserves		(\$6,250)	(\$84.46)	(\$75,000)
Net Revenue		\$13,902	\$187.86	\$166,820
Expenses:				
Admin				
Employee Benefits		\$42	\$0.56	\$500
Payroll Taxes		\$250	\$3.38	\$3,000
Employee Insurance		\$500	\$6.76	\$6,000
Training/Education		\$21	\$0.28	\$250
Office Supplies		\$75	\$1.01	\$900
Bank Charges		\$32	\$0.43	\$385
Postage		\$13	\$0.17	\$150
Telephone- Gate & Cell		\$100	\$1.35	\$1,200
Audit/Tax Return		\$146	\$1.97	\$1,750
License, Permits, Fees		\$102	\$1.38	\$1,225
Legal		\$83	\$1.13	\$1,000
Clubhouse Computers Expense		\$100	\$1.35	\$1,200
Management Fees		\$750	\$10.14	\$9,000
Insurance		\$1,792	\$24.21	\$21,500
Professional Services		\$625	\$8.45	\$7,500
Utilities				
Sewer		\$2,250	\$30.41	\$27,000
Water		\$792	\$10.70	\$9,500
Electricity		\$292	\$3.94	\$3,500
Cable/Internet		\$146	\$1.97	\$1,750
Trash Removal		\$1,192	\$16.10	\$14,300
Gas		\$117	\$1.58	\$1,400
Maintenance				
Maint Labor Salaries/Benefits		\$2,429	\$32.83	\$29,150
Pest Control		\$79	\$1.07	\$950
HVAC Maintenance		\$0	\$0.00	\$0
Landscape (Contract)		\$1,083	\$14.64	\$13,000
Wetlands (Monitor & Mitigation)		\$0	\$0.00	\$0

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Security Gate		\$188	\$2.53	\$2,250
Clubhouse Repairs		\$42	\$0.56	\$500
Supplies		\$125	\$1.69	\$1,500
Common Area Maintenance		\$292	\$3.94	\$3,500
Dryer Vent Cleaning		\$247	\$3.33	\$2,960
Building Repairs		\$83	\$1.13	\$1,000
Gutter Cleaning		\$125	\$1.69	\$1,500
Landscape (Improvements)		\$83	\$1.13	\$1,000
Total Controlable Expenses		\$13,902	\$187.86	\$166,820
Operating Net Income		\$0		\$0
Reserves Income				
Beginning Balance				\$95,000
Reserve Contribution				\$75,000
Reserve Expenses				
Seal & Stripe				\$20,000
Resurface Pool				\$7,500
Ending Balance				\$142,500