

**CYPRESSWOOD
2017 BUDGET
1/1/2017 THRU 12/31/2017**

		2016	2016	2017	2017
	REVENUE	YEARLY	ESTIMATED	YEARLY	MONTHLY
		BUDGET	YEAR-END	BUDGET	BUDGET
3100	2017 MAINTENANCE FEES - 65 Units @ \$100/Q			\$26,052	\$2,171
3100	2016 MAINTENANCE FEES - 65 Units @ \$100/Q	\$26,052	\$26,000		
3106	LATE CHARGES		\$263		
3400	CHECKING INTEREST		\$136		
3500	RESERVE INTEREST		\$20		
3900	OTHER INCOME		\$0		
	TOTAL REVENUE	\$26,052	\$26,419	\$26,052	\$2,171
	EXPENSES				
	ADMINISTRATIVE & PROFESSIONAL				
4006	MANAGEMENT & ACCOUNTING	\$13,236	\$12,852	\$13,236	\$1,071
4014	OFFICE EXPENSES	\$1,380	\$1,096	\$1,200	\$100
4056	UNCOLLECTIBLE ASSESSMENTS	\$996	-\$1,856	\$804	\$67
4074	AUDIT/CPA FEES	\$300	\$295	\$300	\$25
4075	LEGAL	\$1,200	\$0	\$1,200	\$100
	SUB-TOTAL	\$17,112	\$12,387	\$16,740	\$1,363
	INSURANCE				
4091	INSURANCE - General Liability - 11/22/16	\$360	\$340	\$360	\$30
4093	D&O - 11/22/16	\$396	\$388	\$408	\$34
4095	CRIME/FIDELITY BOND - 11/22/16	\$240	\$231	\$240	\$20
	SUB-TOTAL	\$996	\$959	\$1,008	\$84
	MAINTENANCE				
6900	CONTINGENCY	\$600	\$497	\$1,356	\$113
	SUB-TOTAL	\$600	\$497	\$1,356	\$113
	UTILITIES				
7001	ELECTRICITY - Street Lights, Entrance, & Irr. Timer	\$5,556	\$5,326	\$5,388	\$449
7011	WATER	\$528	\$21	\$300	\$25
	SUB-TOTAL	\$6,084	\$5,346	\$5,688	\$474
	TOTAL OPERATING EXPENSES	\$24,792	\$19,189	\$24,792	\$2,034
	RESERVES				
9120	ROAD PAVING	\$1,260	\$1,280	\$1,260	\$105
	TOTAL EXPENSES & RESERVES	\$26,052	\$20,469	\$26,052	\$2,139
	Quarterly Maintenance Fees (65 Units)	\$0		\$100	
*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.					

Chadwick