

**WEATHERWOOD HOA  
2017 BUDGET  
1/1/2017 THRU 12/31/17**



		2016	2016	2017	2017
	REVENUE	YEARLY	ESTIMATED	YEARLY	MONTHLY
		BUDGET	YEAR-END	BUDGET	BUDGET
3100	2016 MAINTENANCE FEES - 125 Units @ \$70/Q			\$35,000	\$2,917
3100	2015 MAINTENANCE FEES - 125 Units @ \$70/Q	\$35,000	\$35,000		
3106	LATE CHARGES		\$0		
3400	CHECKING INTEREST		\$172		
3500	RESERVE INTEREST		\$23		
3900	OTHER INCOME		\$0		
3990	RETAINED REVENUE ROLLOVER		\$0	\$2,696	\$225
	<b>TOTAL REVENUE</b>	<b>\$35,000</b>	<b>\$35,195</b>	<b>\$37,696</b>	<b>\$3,141</b>
	<b>EXPENSES</b>				
	<b>ADMINISTRATIVE &amp; PROFESSIONAL</b>				
4006	MANAGEMENT & ACCOUNTING	\$14,028	\$14,028	\$14,448	\$1,204
4014	OFFICE EXPENSES	\$1,800	\$1,732	\$1,800	\$150
4056	BAD DEBT	\$456	\$833	\$1,120	\$93
4074	AUDIT/CPA FEES	\$300	\$295	\$300	\$25
4075	LEGAL	\$1,200	\$2,439	\$2,100	\$175
	<b>Sub-Total</b>	<b>\$17,784</b>	<b>\$19,327</b>	<b>\$19,768</b>	<b>\$1,647</b>
	<b>INSURANCE</b>				
4091	INSURANCE - General Liability	\$1,392	\$1,337	\$1,404	\$117
4093	INSURANCE - D & O /CRIME	\$1,824	\$1,774	\$1,860	\$155
	<b>Sub-Total</b>	<b>\$3,216</b>	<b>\$3,112</b>	<b>\$3,264</b>	<b>\$272</b>
	<b>MAINTENANCE</b>				
6105	LAWN CARE - DELINQUENT	\$300	\$0	\$300	\$25
6900	CONTINGENCY	\$1,220	\$2,351	\$2,100	\$175
	<b>Sub-Total</b>	<b>\$1,520</b>	<b>\$2,351</b>	<b>\$2,400</b>	<b>\$200</b>
	<b>UTILITIES</b>				
7001	ELECTRICITY - Street Lights, Entrance, & Irr. Timer	\$10,368	\$10,098	\$10,404	\$867
7011	WATER	\$720	\$457	\$468	\$39
	<b>Sub-Total</b>	<b>\$11,088</b>	<b>\$10,555</b>	<b>\$10,872</b>	<b>\$906</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$33,608</b>	<b>\$35,345</b>	<b>\$36,304</b>	<b>\$3,025</b>
	<b>RESERVES</b>				
9120	ROAD PAVING	\$1,392	\$1,392	\$1,392	\$116
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$35,000</b>	<b>\$36,737</b>	<b>\$37,696</b>	<b>\$3,141</b>
	<b>Quarterly Maintenance Fees</b>	<b>\$70</b>		<b>\$70</b>	
*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.					