

**DEARBOUTH COMMUNITY ASSOCIATION
2018 PROPOSED OPERATING BUDGET**

2017 Assess: SF \$53.00 a month, \$636 a year; TH \$68.90 a month, \$826.80 a year; Condo \$53 a month, \$636 a year
2018 Proposed Assessment (\$3.00 a Month Increase)

2018 Assess: SF \$56.00 a month, \$672 a year; TH \$71.90 a month, \$862.80 a year; Condo \$56 a month, \$672 a year

	2017 Approved	2017 Actuals as of 7/31/17	2017 Projected	2018 Proposed \$3.00 per Month Increase
INCOME				
Assessment Income SF	476,068.00	277,660.30	476,068.00	501,177.00
Assessment Income-Commercial Prop	5,714.46	3,948.79	5,714.46	5,726.46
Late Fee Income	7,000.00	3,606.10	7,000.00	7,000.00
Legal Fee Reimbursement	5,100.00	6,526.38	8,500.00	8,500.00
Cert/Admin Fee Income	4,400.00	2,873.00	4,400.00	4,400.00
Lien Income	3,500.00	1,360.00	2,650.00	2,650.00
NSF Income	60.00	90.00	120.00	120.00
Posting Fee	3,780.00	2,025.00	3,780.00	3,780.00
Community Room Income	3,600.00	-135.00	750.00	700.00
Pool Guest Passes	0.00	115.00	115.00	115.00
Misc Homeowner Income	450.00	200.00	450.00	450.00
TOTAL INCOME	509,672.46	298,269.57	509,547.46	534,618.46
EXPENSES				
GENERAL & ADMINISTRATIVE				
Audit	3,800.00	3,400.00	3,600.00	3,600.00
Board Member Assessments	636.00	0.00	636.00	636.00
Architectural Enforcement	3,312.00	2,394.00	5,000.00	5,000.00
Legal-General	12,000.00	13,521.46	16,500.00	5,000.00
Legal-Collections	5,000.00	0.00	0.00	0.00
Bank Charges	29.35	0.00	0.00	0.00
Postage & Printing	6,100.00	3,056.42	6,000.00	6,000.00
Mailing/Handling Fee	4,000.00	3,096.38	5,000.00	5,000.00
Bad Debts	400.00	0.00	0.00	0.00
Coupon Printing	2,600.00	2,324.97	2,600.00	2,600.00
Printing & Reproduction	5,600.00	4,186.07	5,600.00	5,600.00
Taxes	132.69	350.00	350.00	350.00
Social Committee	11,000.00	7,484.81	11,000.00	11,000.00
Meeting Expenses	1,900.00	0.00	1,500.00	1,500.00
Misc. Homeowner Admin. Fees	9,800.00	8,590.00	9,000.00	9,000.00
Misc. General & Administrative	4,869.00	2,913.56	3,200.00	3,200.00
Sub-Total	71,179.04	51,317.67	69,986.00	58,486.00
UTILITIES				
Tel/Web-Cooper House/Pool House	0.00	122.22	732.00	1,332.00
Electricity	16,000.00	5,272.91	15,500.00	15,500.00
Water & Sewer	8,675.00	1,003.86	8,675.00	8,675.00
Gas	3,000.00	226.83	2,500.00	2,500.00
Sub-Total	27,675.00	6,625.82	27,407.00	28,007.00
CONTRACT SERVICES				
Management Fees	49,440.00	28,840.00	49,440.00	50,428.80
Lawn Maint. & Landscaping - Contract	121,815.00	68,203.00	121,815.00	125,000.00
Cleaning Contract	3,600.00	2,215.00	3,600.00	3,722.40
Extermination	650.00	472.50	650.00	650.00
Snow Removal	20,000.00	29,628.50	32,000.00	30,000.00
Improvements-Other	1,000.00	0.00	0.00	0.00
Sub-Total	196,505.00	129,359.00	207,505.00	209,801.20
POOL				
Pool Mgmt Contract	66,200.00	34,101.00	66,200.00	70,000.00
Pool Repairs	4,200.00	1,219.10	2,200.00	3,500.00
Pool Supplies	550.00	607.21	750.00	750.00
Pool Telephone	4,200.00	1,931.10	4,200.00	4,200.00
Swim Team Expense	4,000.00	2,515.63	7,000.00	5,000.00
Comm. Center Repairs	1,000.00	256.12	550.00	684.60
Comm Center Janitorial	0.00	280.00	280.00	0.00 reclassified above
Comm Center Electric	0.00	1,370.71	1,370.71	0.00 reclassified above
Comm Center Gas	0.00	151.09	151.09	0.00 reclassified above
Comm Center Water & Sewer	0.00	3,730.15	3,730.15	0.00 reclassified above
Sub-Total	80,150.00	46,162.11	86,431.95	84,134.60
Fire Service				
Fire System Monitoring	600.00	0.00	600.00	600.00
Sub-Total	600.00	0.00	600.00	600.00
MAINTENANCE & REPAIRS				
Landscaping Improvements	5,399.60	11,068.33	15,000.00	15,000.00
Tree Maintenance	10,000.00	4,312.50	9,000.00	15,000.00
Grounds Maintenance	250.00	1,482.50	1,500.00	1,500.00
Electrical Maintenance	200.00	0.00	200.00	200.00
General Maint & Repairs	10,000.00	11,464.89	15,500.00	17,500.00
Locksmith/ Lock Maint.	275.00	0.00	275.00	260.84
Plumbing Maintenance	325.00	0.00	325.00	300.00
Janitorial Supplies	600.00	755.77	1,200.00	1,500.00
Sign Maintenance	225.00	0.00	0.00	0.00
Building Maintenance	1,500.00	0.00	250.00	1,250.00
Security Services	2,160.00	432.48	432.48	0.00
Sub-total	30,934.60	29,516.47	43,682.48	52,510.84
TAXES & INSURANCE				
Insurance	9,900.00	6,604.48	9,000.00	9,000.00
Income Taxes	2,000.00	-570.00	1,500.00	1,350.00
Sub-total	11,900.00	6,034.48	10,500.00	10,350.00
RESERVE CONTRIBUTION				
Reserve Contribution	88,217.00	51,459.87	88,217.00	88,217.00
Payback to Reserves	2,511.82	0.00	2,511.82	2,511.82
Sub-total	90,728.82	51,459.87	90,728.82	90,728.82
TOTAL EXPENSES	509,672.46	320,475.42	536,841.25	534,618.46
NET INCOME/(LOSS)	0.00	(22,205.85)	(27,293.79)	0.00

Approved by TMGA Accounting Staff: _____