

**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
<b>INCOME</b>				
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
<b>TOTAL INCOME</b>	<b>509,672.46</b>	<b>298,269.57</b>	<b>509,547.46</b>	<b>534,618.46</b>
<b>EXPENSES</b>				
<b>GENERAL &amp; ADMINISTRATIVE</b>				
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
<b>Sub-Total</b>	<b>71,179.04</b>	<b>51,317.67</b>	<b>69,986.00</b>	<b>58,486.00</b>
<b>UTILITIES</b>				
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
<b>Sub-Total</b>	<b>27,675.00</b>	<b>6,625.82</b>	<b>27,407.00</b>	<b>28,007.00</b>
<b>CONTRACT SERVICES</b>				
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
<b>Sub-Total</b>	<b>196,505.00</b>	<b>129,359.00</b>	<b>207,505.00</b>	<b>209,801.20</b>
<b>POOL</b>				
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
<b>Sub-Total</b>	<b>80,150.00</b>	<b>46,162.11</b>	<b>86,431.95</b>	<b>84,134.60</b>
<b>Fire Service</b>				
Fire System Monitoring	600.00	0.00	600.00	600.00
<b>Sub-Total</b>	<b>600.00</b>	<b>0.00</b>	<b>600.00</b>	<b>600.00</b>
<b>MAINTENANCE &amp; REPAIRS</b>				
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
<b>Sub-total</b>	<b>30,934.60</b>	<b>29,516.47</b>	<b>43,682.48</b>	<b>52,510.84</b>
<b>TAXES &amp; INSURANCE</b>				
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
<b>Sub-total</b>	<b>11,900.00</b>	<b>6,034.48</b>	<b>10,500.00</b>	<b>10,350.00</b>
<b>RESERVE CONTRIBUTION</b>				
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
<b>Sub-total</b>	<b>90,728.82</b>	<b>51,459.87</b>	<b>90,728.82</b>	<b>90,728.82</b>
<b>TOTAL EXPENSES</b>	<b>509,672.46</b>	<b>320,475.42</b>	<b>536,841.25</b>	<b>534,618.46</b>
<b>NET INCOME/(LOSS)</b>	<b>0.00</b>	<b>(22,205.85)</b>	<b>(27,293.79)</b>	<b>0.00</b>

Approved by TMGA Accounting Staff: \_\_\_\_\_