

Stone Creek Canyon HOA

Projected Budget 2018

Description	2017 Actual 12/31/2017	2018 Budget ACS	2018 Revised WMA	Percentage of Budget
<u>INCOME:</u>				
Association Dues	156,851.00	187,200.00	194,472.00	97.7%
Late Fees/Fines	6,518.00		-	0.0%
Reinvestment Fee	8,025.00		4,500.00	2.3%
Miscellaneous/Transfer	1,156.00		-	
Clubhouse Rentals	760.00		-	
Parking Fees	3,025.00		-	
Clubhouse Rentals				
TOTAL INCOME	<u>176,335.00</u>	<u>187,200.00</u>	<u>198,972.00</u>	100.0%
<u>OPERATING EXPENSES</u>				
Landscape Contract	21,104.00	24,000.00	31,000.00	20.53%
Snow Removal	21,319.00	15,000.00	18,000.00	11.92%
Sprinklers Repairs	8,963.00	8,000.00	8,000.00	5.30%
Clubhouse Cleaning/Maintenance	5,213.00	6,600.00	6,800.00	4.50%
Building Maintenance/Repair	28,335.00	8,400.00	16,485.00	10.92%
Common Area Maintenance	1,183.00		1,000.00	0.66%
Pool Maintenance/Repair	10,856.00	6,000.00	11,000.00	7.29%
Pool Extras			2,400.00	1.59%
Road Maintenance			-	0.00%
Concrete Replacement			-	0.00%
Contingency			1,000.00	0.66%
			-	0.00%
<u>UTILITY EXPENSE</u>				
Electricity	4,592.00	5,190.00	5,190.00	3.44%
Water/Sewer Clubhouse	260.00	600.00	500.00	0.33%
Gas	2,857.00	4,335.00	4,335.00	2.87%
Waste Removal	8,686.00	9,600.00	9,600.00	6.36%
			-	0.00%
<u>ADMINISTRATIVE EXPENSES</u>				
Management Fee	10,630.00	12,000.00	11,322.00	7.50%
Postage/Print/Office	1,540.00	780.00	1,600.00	1.06%
Professional Services	2,082.00	2,400.00	3,800.00	2.52%
Insurance/D&O	14,765.00	20,400.00	12,450.00	8.25%
Other Administrative	1,866.00			
Activities	450.00	800.00	600.00	
Bad Debt			3,890.00	2.58%
Website/Internet		1,860.00	2,000.00	1.32%
Software Fee	1,787.00	936.00	-	0.00%
Miscellaneous				0.00%
TOTAL DIRECT EXPENSES	<u>146,488.00</u>	<u>126,901.00</u>	<u>150,972.00</u>	100.00%
NET INCOME	<u>29,847.00</u>	<u>60,299.00</u>	<u>48,000.00</u>	
Reserve Funding	-	60,000.00	48,000.00	
NET CASH FLOW	<u>29,847.00</u>	<u>299.00</u>	<u>-</u>	

Assumptions For 2018:

Average # of Units = 111
HOA fee = \$146