

Pebble Creek Condominiums
Approved 2017 Budget

52 units

Item Description	Acct #	2017 Budget	Monthly Average	Monthly Unit Cost
Income:				
HOA Dues (Current & Prepaid)	4010	\$149,760	\$12,480	\$240
Late Fees	4204	\$2,000	\$167	\$3
Other Income	4206	\$600	\$50	\$1
Total Income		\$152,360	\$12,697	\$244
Allocation to Reserves	4012	(\$39,000)	(\$3,250)	(\$63)
Net Revenue		\$113,360	\$9,447	\$182
Expenses:				
Admin				
Office Supplies	5031	\$120	\$10	\$0
Bank Charges	5038	\$275	\$23	\$0
Postage	5042	\$200	\$17	\$0
Admin Services	5032	\$720	\$60	\$1
Telephone	5034	\$480	\$40	\$1
Mileage	5035	\$350	\$29	\$1
Accounting	5515	\$50	\$4	\$0
License, Permits, Fees	5517	\$50	\$4	\$0
Legal	5514	\$500	\$42	\$1
Management Fees	5512	\$9,360	\$780	\$15
Insurance	5511	\$12,000	\$1,000	\$19
Utilities				
Sewer	5341	\$18,000	\$1,500	\$29
Water	5342	\$6,000		
Electricity	5344	\$1,500	\$125	\$2
Trash Removal	5345	\$16,500	\$1,375	\$26
Maintenance				
Contract Labor & Supplies	5009	\$12,855	\$1,071	\$21
Maintenance Salaries	5016	\$6,000	\$500	\$10
Taxes	5024	\$1,200	\$100	\$2
Insurance	5025	\$1,200	\$100	\$2
Pest Control	5205	\$500	\$42	\$1
Landscape (Contract)	5152	\$17,500	\$1,458	\$28
Landscape Improvements	5153	\$1,000	\$83	\$2
Contract Maint	5109	\$1,500	\$125	\$2
Plumbing Repairs	5601	\$1,000	\$83	\$2
Roof/Gutter Repairs	5636	\$4,500	\$375	\$7
Total Controlable Expenses		\$113,360	\$9,447	\$182
Operating Net Income		\$0	\$0	\$0

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Reserves				
Beginning Balance		\$40,000	\$3,333	\$64
Reserve Contribution		\$39,000	\$3,250	\$63
Reserve Expenses				
Siding repairs		\$15,000	\$1,250	\$24
Deck repairs		\$10,000	\$833	\$16
Roof repairs		\$10,000	\$833	\$16
Reserve Study		\$1,750	\$146	\$3
Ending Balance		\$42,250	\$3,521	\$68