

Pebble Creek Condominiums 2018 Budget

52 units

Item Description	Acct #	2018 Budget	Monthly Average	Monthly Unit Cost
Income:				
HOA Dues (Current & Prepaid)	4010	\$175,500	\$14,625	\$281.25
Fines	4113	\$500	\$42	\$1
Fees	4114	\$250	\$21	\$0
Total Income		\$176,250	\$14,688	\$282
Allocation to Reserves	4012	(\$62,000)	(\$5,167)	(\$99)
Net Revenue		\$114,250	\$9,521	\$183
Expenses:				
Admin				
Office Supplies	5031	\$120	\$10	\$0
Bank Charges	5038	\$275	\$23	\$0
Postage	5042	\$200	\$17	\$0
Admin Services	5032	\$900	\$75	\$1
Telephone	5034	\$480	\$40	\$1
Mileage	5035	\$350	\$29	\$1
Accounting	5515	\$50	\$4	\$0
License, Permits, Fees	5517	\$500	\$42	\$1
Legal	5514	\$500	\$42	\$1
Management Fees	5512	\$9,360	\$780	\$15
Insurance	5511	\$14,000	\$1,167	\$22
Utilities				
Sewer	5341	\$18,000	\$1,500	\$29
Water	5342	\$5,300	\$442	\$8
Electricity	5344	\$1,200	\$100	\$2
Trash Removal	5345	\$16,500	\$1,375	\$26
Maintenance				
Contract Labor & Supplies	5009	\$5,000	\$417	\$8
Maintenance Salaries	5016	\$14,000	\$1,167	\$22
Taxes	5024	\$2,400	\$200	\$4
Insurance	5025	\$1,500	\$125	\$2
Pest Control	5205	\$500	\$42	\$1
Landscape (Contract)	5152	\$15,000	\$1,250	\$24
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		\$114,135	\$9,511	\$183
Operating Net Income		\$115	\$10	\$0

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Reserves				
Beginning Balance		\$40,000	\$3,333	\$64
Reserve Contribution		\$62,000	\$5,167	\$99
Reserve Expenses				
Siding repairs		\$15,000	\$1,250	\$24
Caulk/seal all rough openings		\$4,500	\$375	\$7
Roof repairs		\$25,000	\$2,083	\$40
Reserve Study		\$1,750	\$146	\$3
Ending Balance		\$55,750	\$4,646	\$89

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Jan - Mar	240
Apr - Dec	295

\$3,375
