

Fiscal Year Budget

Property: Eagle Ridge

Monthly recap 01/01/18 - 12/31/18 Profit and Loss

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
INCOME													
4100 INCOME													
4101 HOA Dues	94,000.00	26,500.00	13,000.00	95,500.00	27,500.00	13,500.00	97,000.00	27,500.00	13,500.00	99,500.00	28,500.00	14,000.00	550,000.00
4116 Reserve Assessments	13,000.00	4,000.00	2,000.00	13,500.00	4,200.00	2,100.00	13,800.00	4,400.00	2,200.00	14,000.00	4,500.00	2,300.00	80,000.00
4100 Total INCOME	107,000.00	30,500.00	15,000.00	109,000.00	31,700.00	15,600.00	110,800.00	31,900.00	15,700.00	113,500.00	33,000.00	16,300.00	630,000.00
TOTAL INCOME	107,000.00	30,500.00	15,000.00	109,000.00	31,700.00	15,600.00	110,800.00	31,900.00	15,700.00	113,500.00	33,000.00	16,300.00	630,000.00
EXPENSE													
5000 EXPENSES													
5001 MAINTENANCE EXPENSE:													
5002 Repairs Materials	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5003 Repairs Contract	0.00	0.00	0.00	250.00	0.00	7,500.00	250.00	28,000.00	0.00	250.00	0.00	0.00	36,250.00
5006 Electrical Materials	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	200.00
5007 Electrical Contract	100.00	350.00	100.00	350.00	100.00	350.00	100.00	350.00	100.00	350.00	100.00	350.00	2,700.00
5014 Paint	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00	0.00	0.00	0.00	0.00	0.00	5,200.00
5015 Paint Materials	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	0.00	0.00	0.00	0.00	0.00	3,200.00
5018 Fence Repairs	0.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00	0.00	450.00
5019 Tools & Equipment	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5022 Maintenance Miscellaneo	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
5001 Total MAINTENANCE EX	725.00	975.00	725.00	1,475.00	725.00	8,475.00	9,525.00	29,075.00	875.00	1,225.00	725.00	975.00	55,500.00
5100 LANDSCAPING													
5101 Lawn Mowing	0.00	0.00	0.00	0.00	1,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	6,500.00	0.00	52,500.00
5102 Sprinkler Materials	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	8,000.00
5104 New Plants	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
5105 Spray/Fertilization	0.00	0.00	0.00	250.00	2,750.00	2,750.00	2,750.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	18,500.00
5106 Grounds Materials	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
5107 Grounds Contract	0.00	0.00	0.00	0.00	600.00	0.00	600.00	0.00	600.00	0.00	0.00	0.00	1,800.00
5108 Waterfalls / Pond	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	900.00
5109 Landscaping Other	0.00	0.00	0.00	0.00	43,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	45,000.00
5100 Total LANDSCAPING	850.00	850.00	850.00	2,100.00	52,150.00	13,600.00	14,200.00	15,350.00	14,400.00	13,350.00	10,850.00	850.00	139,400.00
5150 STREETS													
5153 Snow Removal Supplies	950.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00	950.00	3,800.00
5150 Total STREETS	950.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00	950.00	3,800.00
5300 UTILITIES													
5301 Common Area Electric	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	43,800.00
5304 Water	0.00	0.00	0.00	0.00	1,000.00	2,500.00	9,500.00	13,000.00	11,000.00	13,500.00	4,000.00	100.00	54,600.00
5305 Sewer	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
5306 Refuse	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5300 Total UTILITIES	4,000.00	4,000.00	4,000.00	4,000.00	5,000.00	6,500.00	13,500.00	17,000.00	15,000.00	17,500.00	8,000.00	4,100.00	102,600.00
5400 TAX & LICENSES													
5401 Real Estate Taxes	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	1,900.00
5404 Licenses	0.00	0.00	0.00	0.00	0.00	65.00	0.00	65.00	0.00	0.00	0.00	0.00	130.00
5405 Lien Filing Fee	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5406 Tax & Lic. Other	0.00	0.00	0.00	30.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	40.00
5400 Total TAX & LICENSES	50.00	50.00	50.00	1,280.00	50.00	115.00	50.00	825.00	50.00	50.00	50.00	50.00	2,670.00
5450 PAYROLL													
5451 Maintenance Engineer	18,400.00	13,400.00	12,400.00	11,800.00	15,800.00	15,800.00	15,800.00	15,800.00	15,800.00	14,800.00	11,800.00	18,400.00	180,000.00
5450 Total PAYROLL	18,400.00	13,400.00	12,400.00	11,800.00	15,800.00	15,800.00	15,800.00	15,800.00	15,800.00	14,800.00	11,800.00	18,400.00	180,000.00
5550 COMMUNITY EVENTS EXF													
5551 Internet	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5552 Signage	0.00	0.00	0.00	200.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5553 Outdoor Theater	0.00	0.00	0.00	0.00	3,000.00	0.00	1,650.00	0.00	0.00	0.00	0.00	0.00	4,650.00
5554 Other Community Events	0.00	0.00	0.00	0.00	3,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	500.00	6,500.00
5550 Total COMMUNITY EVEN	500.00	500.00	500.00	700.00	7,200.00	3,200.00	2,150.00	500.00	500.00	500.00	500.00	1,000.00	17,750.00
5600 ADMINISTRATIVE													
5601 Property Management Fe	4,540.00	4,540.00	4,540.00	4,540.00	4,540.00	4,540.00	4,540.00	4,540.00	4,540.00	4,900.00	4,900.00	4,900.00	55,560.00
5602 Legal Fees	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5603 Accounting Fees	0.00	0.00	0.00	500.00	0.00	0.00	9,000.00	0.00	0.00	0.00	0.00	0.00	9,500.00
5606 Other Admin Exp	250.00	250.00	2,500.00	250.00	250.00	2,500.00	250.00	250.00	2,500.00	250.00	250.00	2,500.00	12,000.00
5600 Total ADMINISTRATIVE	5,140.00	5,140.00	7,390.00	5,640.00	5,140.00	7,390.00	14,140.00	5,140.00	7,390.00	5,500.00	5,500.00	7,750.00	81,260.00
5650 INSURANCE													
5651 Liability & Multi-Peril	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5652 BOD Ins	0.00	0.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
5650 Total INSURANCE	1,500.00	1,500.00	4,800.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	21,300.00
5700 OFFICE													
5702 Mail/Postage	30.00	30.00	750.00	50.00	50.00	400.00	70.00	150.00	300.00	30.00	30.00	30.00	1,920.00
5703 Copies/Reproductions	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
5700 Total OFFICE	680.00	680.00	1,400.00	700.00	700.00	1,050.00	720.00	800.00	950.00	680.00	680.00	680.00	9,720.00
5000 Total EXPENSES	32,795.00	28,045.00	32,115.00	29,195.00	88,265.00	57,630.00	71,585.00	85,990.00	56,465.00	55,105.00	40,555.00	36,255.00	614,000.00
TOTAL EXPENSE	32,795.00	28,045.00	32,115.00	29,195.00	88,265.00	57,630.00	71,585.00	85,990.00	56,465.00	55,105.00	40,555.00	36,255.00	614,000.00
NOI	74,205.00	2,455.00	-17,115.00	79,805.00	-56,565.00	-42,030.00	39,215.00	-54,090.00	-40,765.00	58,395.00	-7,555.00	-19,955.00	16,000.00
NO INCOME													
7000 NON OPERATING INCOME													
7002 Funds Transf. from Res. to C	0.00	0.00	0.00	0.00	43,000.00	7,500.00	8,400.00	28,000.00	0.00	0.00	0.00	0.00	86,900.00

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7000 Total NON OPERATING IN	0.00	0.00	0.00	0.00	43,000.00	7,500.00	8,400.00	28,000.00	0.00	0.00	0.00	0.00	86,900.00
TOTAL N/O INCOME	0.00	0.00	0.00	0.00	43,000.00	7,500.00	8,400.00	28,000.00	0.00	0.00	0.00	0.00	86,900.00
N/O EXPENSE													
6000 NON-OPERATING EXPENSE													
6002 Funds Transf. to Res. from t	13,000.00	4,000.00	2,000.00	13,500.00	4,200.00	2,100.00	13,800.00	4,400.00	2,200.00	14,000.00	4,500.00	2,300.00	80,000.00
6000 Total NON-OPERATING EX	13,000.00	4,000.00	2,000.00	13,500.00	4,200.00	2,100.00	13,800.00	4,400.00	2,200.00	14,000.00	4,500.00	2,300.00	80,000.00
TOTAL N/O EXPENSE	13,000.00	4,000.00	2,000.00	13,500.00	4,200.00	2,100.00	13,800.00	4,400.00	2,200.00	14,000.00	4,500.00	2,300.00	80,000.00
NET INCOME	61,205.00	-1,545.00	-19,115.00	66,305.00	-17,765.00	-36,630.00	33,815.00	-30,490.00	-42,965.00	44,395.00	-12,055.00	-22,255.00	22,900.00

NET INCOME SUMMARY

Income	107,000.00	30,500.00	15,000.00	109,000.00	31,700.00	15,600.00	110,800.00	31,900.00	15,700.00	113,500.00	33,000.00	16,300.00	630,000.00
Expense	-32,795.00	-28,045.00	-32,115.00	-29,195.00	-88,265.00	-57,630.00	-71,585.00	-85,990.00	-56,465.00	-55,105.00	-40,555.00	-36,255.00	-614,000.00
Net Operating Income	74,205.00	2,455.00	-17,115.00	79,805.00	-56,565.00	-42,030.00	39,215.00	-54,090.00	-40,765.00	58,395.00	-7,555.00	-19,955.00	16,000.00
Non Operating Income	0.00	0.00	0.00	0.00	43,000.00	7,500.00	8,400.00	28,000.00	0.00	0.00	0.00	0.00	86,900.00
Non Operating Expense	-13,000.00	-4,000.00	-2,000.00	-13,500.00	-4,200.00	-2,100.00	-13,800.00	-4,400.00	-2,200.00	-14,000.00	-4,500.00	-2,300.00	-80,000.00
NET INCOME	61,205.00	-1,545.00	-19,115.00	66,305.00	-17,765.00	-36,630.00	33,815.00	-30,490.00	-42,965.00	44,395.00	-12,055.00	-22,255.00	22,900.00

