

# Fiscal Year Budget

Property: Eagle Ridge

Monthly recap 01/01/17 - 12/31/17 Profit and Loss

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	OCT 17	NOV 17	DEC 17	TOTAL
<b>INCOME</b>													
4100 INCOME													
4101 HOA Dues	78,204.00	20,110.00	13,406.00	79,716.00	20,500.00	13,665.00	80,220.00	20,628.00	13,752.00	80,724.00	20,758.00	13,838.00	455,521.00
4111 NSF Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4116 Reserve Assessments	19,551.00	5,028.00	1,956.00	19,929.00	5,125.00	1,993.00	20,307.00	5,222.00	2,030.00	30,685.00	5,319.00	2,069.00	119,214.00
4100 Total INCOME	98,755.00	26,138.00	16,362.00	100,645.00	26,625.00	16,658.00	101,527.00	26,850.00	16,782.00	112,409.00	27,077.00	16,907.00	586,735.00
<b>TOTAL INCOME</b>	<b>98,755.00</b>	<b>26,138.00</b>	<b>16,362.00</b>	<b>100,645.00</b>	<b>26,625.00</b>	<b>16,658.00</b>	<b>101,527.00</b>	<b>26,850.00</b>	<b>16,782.00</b>	<b>112,409.00</b>	<b>27,077.00</b>	<b>16,907.00</b>	<b>586,735.00</b>
<b>EXPENSE</b>													
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	0.00	250.00	0.00	0.00	250.00	0.00	0.00	750.00
5005 Plumbing Contract	0.00	0.00	0.00	2,000.00	2,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
5006 Electrical Materials	0.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	300.00
5007 Electrical Contract	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
5014 Paint	0.00	0.00	0.00	0.00	0.00	850.00	8,500.00	0.00	0.00	0.00	0.00	0.00	9,350.00
5019 Tools & Equipment	1,700.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	2,800.00
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	2,325.00	725.00	875.00	2,975.00	2,725.00	7,575.00	9,475.00	875.00	725.00	975.00	725.00	725.00	30,700.00
5100 LANDSCAPING													
5101 Lawn Mowing	0.00	0.00	0.00	0.00	4,200.00	10,500.00	8,400.00	8,400.00	10,500.00	8,400.00	6,300.00	0.00	56,700.00
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	0.00	600.00	6,700.00	100.00	7,800.00	0.00	0.00	2,000.00	0.00	17,200.00
5106 Grounds Materials	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
5107 Grounds Contract	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	4,000.00
5108 Waterfalls / Pond	0.00	0.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	0.00	7,200.00
5109 Landscaping Other	0.00	0.00	0.00	0.00	2,000.00	0.00	750.00	0.00	0.00	0.00	3,300.00	0.00	6,050.00
5100 Total LANDSCAPING	650.00	650.00	1,450.00	2,450.00	12,750.00	20,650.00	12,700.00	19,650.00	12,950.00	10,850.00	14,050.00	650.00	109,450.00
5150 STREETS													
5153 Snow Removal Supplies	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
5150 Total STREETS	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
5300 UTILITIES													
5301 Common Area Electric	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	34,200.00
5304 Water	100.00	100.00	100.00	100.00	1,000.00	7,000.00	10,000.00	10,000.00	11,000.00	13,000.00	11,000.00	100.00	63,500.00
5305 Sewer	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

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	OCT 17	NOV 17	DEC 17	TOTAL
5306 Refuse	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5307 Telephone Land Line	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	100.00
5308 Cell Phone	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
5300 Total UTILITIES	3,485.00	3,485.00	3,485.00	3,535.00	4,385.00	10,385.00	13,385.00	13,385.00	14,385.00	16,435.00	14,385.00	3,485.00	104,220.00
<b>5400 TAX &amp; LICENSES</b>													
5401 Real Estate Taxes	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
5403 Permits	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
5404 Licenses	0.00	0.00	74.00	0.00	0.00	74.00	0.00	0.00	74.00	0.00	0.00	0.00	222.00
5400 Total TAX & LICENSES	0.00	0.00	74.00	175.00	0.00	299.00	0.00	0.00	74.00	0.00	0.00	0.00	622.00
<b>5450 PAYROLL</b>													
5451 Maintenance Engineer	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	117,600.00
5450 Total PAYROLL	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	117,600.00
<b>5550 COMMUNITY EVENTS EXF</b>													
5551 Internet	279.00	279.00	279.00	279.00	279.00	279.00	279.00	279.00	279.00	279.00	279.00	279.00	3,348.00
5552 Signage	120.00	120.00	1,225.00	120.00	1,800.00	120.00	120.00	1,650.00	120.00	120.00	120.00	120.00	5,755.00
5554 Other Community Events	0.00	0.00	0.00	3,400.00	0.00	1,200.00	850.00	0.00	0.00	0.00	0.00	500.00	5,950.00
5550 Total COMMUNITY EVEN	399.00	399.00	1,504.00	3,799.00	2,079.00	1,599.00	1,249.00	1,929.00	399.00	399.00	399.00	899.00	15,053.00
<b>5600 ADMINISTRATIVE</b>													
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	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5603 Accounting Fees	250.00	250.00	250.00	250.00	250.00	250.00	9,000.00	250.00	250.00	250.00	250.00	250.00	11,750.00
5606 Other Admin Exp	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600 Total ADMINISTRATIVE	5,990.00	5,990.00	5,990.00	5,990.00	5,990.00	5,990.00	14,740.00	5,990.00	5,990.00	6,350.00	6,350.00	6,350.00	81,710.00
<b>5650 INSURANCE</b>													
5651 Liability & Multi-Peril	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5652 BOD Ins	0.00	0.00	3,169.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,169.00
5650 Total INSURANCE	1,250.00	1,250.00	4,419.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	18,169.00
<b>5700 OFFICE</b>													
5702 Mail/Postage	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00
5703 Copies/Reproductions	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
5700 Total OFFICE	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	9,840.00
5000 Total EXPENSES	24,969.00	23,119.00	28,417.00	30,794.00	39,799.00	58,368.00	63,419.00	53,699.00	46,393.00	46,879.00	47,779.00	24,229.00	487,864.00
<b>TOTAL EXPENSE</b>	<b>24,969.00</b>	<b>23,119.00</b>	<b>28,417.00</b>	<b>30,794.00</b>	<b>39,799.00</b>	<b>58,368.00</b>	<b>63,419.00</b>	<b>53,699.00</b>	<b>46,393.00</b>	<b>46,879.00</b>	<b>47,779.00</b>	<b>24,229.00</b>	<b>487,864.00</b>
<b>NOI</b>	<b>73,786.00</b>	<b>3,019.00</b>	<b>-12,055.00</b>	<b>69,851.00</b>	<b>-13,174.00</b>	<b>-41,710.00</b>	<b>38,108.00</b>	<b>-26,849.00</b>	<b>-29,611.00</b>	<b>65,530.00</b>	<b>-20,702.00</b>	<b>-7,322.00</b>	<b>98,871.00</b>
<b>N/O INCOME</b>													
<b>7000 NON OPERATING INCOME</b>													
7003 Funds Transf. from Sav. to C	0.00	0.00	0.00	2,000.00	2,000.00	14,500.00	8,500.00	0.00	0.00	0.00	0.00	0.00	27,000.00

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	OCT 17	NOV 17	DEC 17	TOTAL
7000 Total NON OPERATING IN	0.00	0.00	0.00	2,000.00	2,000.00	14,500.00	8,500.00	0.00	0.00	0.00	0.00	0.00	27,000.00
<b>TOTAL N/O INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>14,500.00</b>	<b>8,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,000.00</b>
<b>N/O EXPENSE</b>													
6000 NON-OPERATING EXPENSE													
6002 Funds Transf. to Res. from t	19,551.00	5,028.00	1,956.00	19,929.00	5,125.00	1,993.00	20,307.00	5,222.00	2,030.00	30,685.00	5,319.00	2,069.00	119,214.00
6000 Total NON-OPERATING EX	19,551.00	5,028.00	1,956.00	19,929.00	5,125.00	1,993.00	20,307.00	5,222.00	2,030.00	30,685.00	5,319.00	2,069.00	119,214.00
<b>TOTAL N/O EXPENSE</b>	<b>19,551.00</b>	<b>5,028.00</b>	<b>1,956.00</b>	<b>19,929.00</b>	<b>5,125.00</b>	<b>1,993.00</b>	<b>20,307.00</b>	<b>5,222.00</b>	<b>2,030.00</b>	<b>30,685.00</b>	<b>5,319.00</b>	<b>2,069.00</b>	<b>119,214.00</b>
<b>NET INCOME</b>	<b>54,235.00</b>	<b>-2,009.00</b>	<b>-14,011.00</b>	<b>51,922.00</b>	<b>-16,299.00</b>	<b>-29,203.00</b>	<b>26,301.00</b>	<b>-32,071.00</b>	<b>-31,641.00</b>	<b>34,845.00</b>	<b>-26,021.00</b>	<b>-9,391.00</b>	<b>6,657.00</b>

**NET INCOME SUMMARY**

Income	98,755.00	26,138.00	16,362.00	100,645.00	26,625.00	16,658.00	101,527.00	26,850.00	16,782.00	112,409.00	27,077.00	16,907.00	586,735.00
Expense	-24,969.00	-23,119.00	-28,417.00	-30,794.00	-39,799.00	-58,368.00	-63,419.00	-53,699.00	-46,393.00	-46,879.00	-47,779.00	-24,229.00	-487,864.00
Net Operating Income	73,786.00	3,019.00	-12,055.00	69,851.00	-13,174.00	-41,710.00	38,108.00	-26,849.00	-29,611.00	65,530.00	-20,702.00	-7,322.00	98,871.00
Non Operating Income	0.00	0.00	0.00	2,000.00	2,000.00	14,500.00	8,500.00	0.00	0.00	0.00	0.00	0.00	27,000.00
Non Operating Expense	-19,551.00	-5,028.00	-1,956.00	-19,929.00	-5,125.00	-1,993.00	-20,307.00	-5,222.00	-2,030.00	-30,685.00	-5,319.00	-2,069.00	-119,214.00
<b>NET INCOME</b>	<b>54,235.00</b>	<b>-2,009.00</b>	<b>-14,011.00</b>	<b>51,922.00</b>	<b>-16,299.00</b>	<b>-29,203.00</b>	<b>26,301.00</b>	<b>-32,071.00</b>	<b>-31,641.00</b>	<b>34,845.00</b>	<b>-26,021.00</b>	<b>-9,391.00</b>	<b>6,657.00</b>

