

Northfield and Birch Run @ Wynne Farms HOA
2018 Operating Budget

INCOME	TOTALS
4100 - Association Assessments (340)	\$200,600
4160 - Initial Fees	\$3,500
4200 - Pool Membership Fees	\$750
TOTAL INCOME	\$204,850

ADMINISTRATIVE EXPENSES	
5010 - Administrative Fees	\$3,900
5040 - Management Contract	\$10,800
5033 - Taxes	\$300
5050 - Insurance Expense	\$2,500
5030 - Professional Expenses	\$500
TOTAL ADMINISTRATIVE EXPENSES	\$18,000

UTILITY EXPENSES	
5110 - Electricity	\$3,300
5120 - Water and Sewer	\$3,975
5130 - Trash Removal	\$35,796
TOTAL UTILITY EXPENSES	\$43,071

GROUNDS MAINTENANCE	
5210 - Landscape contract	\$61,050
5211 - Landscape Miscellaneous	\$5,000
5219 - Tree Maintenance	\$6,350
5244 - Irrigation Services	\$2,500
5221 - Common Area Maintenance	\$5,000
5232 - Pond Contract	\$7,500
5410 - Pool Contract	\$11,650
5412 - Pool Operations	\$7,100
TOTAL GROUNDS MAINTENANCE	\$106,150

OTHER EXPENSES	
5510 - Reserve Funding	\$37,629
TOTAL OTHER EXPENSES	\$37,629

TOTAL EXPENSES	\$204,850
NET INCOME	\$0

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2018 Operating Budget

TOTALS JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

INCOME

4100 - Association Assessments (340)	200600	200600	0	0	0	0	0	0	0	0	0	0	0
4160 - Initial Fees	3500	0	0	500	500	500	500	250	250	250	250	0	0
4200 - Pool Membership fees	750	0	0	750	0	0	0	0	0	0	0	0	0
TOTAL INCOME	204850	200600	0	1250	500	500	500	250	250	250	250	250	0

ADMINISTRATIVE EXPENSES

5010 - Administrative Fees	3900	325	325	325	325	325	325	325	325	325	325	325	325
5040 - Management Contract	10800	900	900	900	900	900	900	900	900	900	900	900	900
5033 - Taxes	300	0	0	0	300	0	0	0	0	0	0	0	0
5050 - Insurance Expense	2500	2500	0	0	0	0	0	0	0	0	0	0	0
5030 - Professional Fees	500	0	0	500	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	18000	3725	1225	1725	1525	1225	1225	1225	1225	1225	1225	1225	1225

UTILITIES

5110 - Electricity	3300	275	275	275	275	275	275	275	275	275	275	275	275
5120 - Water and Sewer	3975	125	125	125	250	500	500	500	500	500	500	250	100
5130 - Trash Removal	35796	2774	2812	2850	2888	2926	2964	3002	3040	3078	3116	3154	3192
TOTAL UTILITIES	43071	3174	3212	3250	3413	3701	3739	3777	3815	3853	3891	3879	3567

GROUNDS

5210 - Landscape Contract	61050	0	0	7632	7631	7631	7631	7631	7631	7631	7632	0	0
5211 - Landscape Misc.	5000	0	0	625	625	625	625	625	625	625	625	0	0
5219 - Tree Maintenance	6350	0	0	635	635	635	635	635	635	635	635	635	635
5244 - Irrigation Services	2500	0	0	1250	0	0	0	0	0	0	0	1250	0
5221 - Common Area Maintenance	5000	417	416	417	416	417	416	417	416	417	417	417	417
5235 - Pond Contract	7500	0	0	3750	0	0	0	0	0	0	0	3750	0
5410 - Pool Contract	11650	0	0	1457	1456	1456	1456	1456	1456	1456	1457	0	0
5412 - Pool Operations	7100	0	0	888	887	888	888	887	888	887	887	0	0
TOTAL GROUNDS	106150	417	416	16654	11650	11652	11651	11651	11651	11651	11653	6052	1052

Other EXPENSES

5510 - Reserve Funding	37629	0	0	0	0	0	0	0	0	0	0	0	37629
TOTAL UTILITIES	37629	0	0	0	0	0	0	0	0	0	0	0	37629

TOTAL EXPENSES	204850	7316	4863	21629	16588	16578	16615	16653	16691	16729	16769	10956	43473
NET INCOME	0	193284	(4853)	(20379)	(16088)	(16078)	(16115)	(16153)	(16441)	(15479)	(16519)	(10706)	(43473)