

COLONY PARK CITHOMES II				
2017 BUDGET				
	2016 BUDGET	2016 ACTUAL THROUGH 9/30	2016 PROJECTED THROUGH 12/31/16 (ACTUAL / 9 x 12)	PROPOSED 2017 BUDGET
REVENUES				
Homeowner Fees	236,640.00	175,368.00	233,824.00	236,640.00
Allowance for Bad Debt	-1,500.00	0.00	0.00	0.00
Late Fees	0.00	549.00	732.00	0.00
Parking Fee Income	1,200.00	185.00	246.67	200.00
Interest Income H/O	0.00	13.02	17.36	17.00
Storage Fees	400.00	0.00	0.00	150.00
Move In/Out Fee	0.00	600.00	800.00	0.00
ASSESSMENT	236,740.00	176,715.02	234,820.03	237,007.00
REVENUE				
Card	0.00	375.00	500.00	0.00
Misc. Other Income	1,000.00	50.00	66.67	1,000.00
Pet Fees	0.00	50.00	66.67	50.00
Bank Interest	300.00	334.86	446.48	400.00
Pet Deposit/Fee	0.00	50.00	66.67	0.00
TOTAL REVENUES	1,300.00	859.86	1,079.81	1,450.00
TOTAL INCOME	238,040.00	177,574.88	235,899.84	238,457.00
GENERAL & ADMIN EXPENSES				
Insurance	20,711.25	20,332.50	27,110.00	21,349.13
Management Expense	15,600.00	11,700.00	15,600.00	16,380.00
Legal Fees	4,000.00	3,584.50	4,779.33	4,000.00
Legal Exp- Reimbursement		-295.00		0.00
Office & Admin - CMA	1,600.00	903.52	1,204.69	1,200.00
Website	150.00	0.00	0.00	150.00
Master Assc Fee	75,573.00	56,679.62	75,572.83	80,573.00
Tax/Audit/License	400.00	315.00	420.00	315.00
Social Committee	500.00	0.00	0.00	500.00
TOTAL GENERAL & ADMIN EXPENSES	118,534.25	93,220.14	124,686.85	124,467.13
REPAIRS & MAINTENANCE				
Plumbing Repairs	500.00	185.00	246.67	500
Gutter Cleaning & Repairs	500.00	0.00	0.00	500
Roof Repairs	4,500.00	0.00	0.00	2,700.00
Elevator Contract	3,500.00	1,377.36	1,836.48	2,066.04
Elevator Rep & Maint.	2,100.00	3,962.41	5,283.21	2,500.00
Building Repair & Maint.	3,381.75	12,294.00	16,392.00	5,000.00
Building Supplies	500.00	0.00	0.00	500.00
HVAC Maintenance	500.00	0.00	0.00	500.00
Janitorial Contract	17,500.00	16,615.86	22,154.48	17,500.00
Maintenance & Equipment	1,200.00	0.00	0.00	0.00
Carpet Repair & Cleaning	500.00	0.00	0.00	500.00
Termite Bond	2,500.00	2,430.00	3,240.00	2,430.00
Pest Control	700.00	480.00	640.00	700.00
Special Projects	0.00	481.00	641.33	500.00
TOTAL REPAIRS & MAINTENANCE EXPENSES	37,881.75	37,825.63	50,434.17	35,896.04
SAFETY				
Fire Alarm Monitoring	500.00	300.00	400.00	300.00
Extinguisher Services	0.00		125.00	125.00
Security System Repairs	500.00	0.00	150.00	150.00
TOTAL SAFETY EXPENSES	1,000.00	300.00	550.00	575.00
UTILITY				
Electric	13,000.00	9,563.85	12,751.80	13,000.00
Gas	4,000.00	3,083.67	4,111.56	4,100.00
Trash	5,000.00	3,986.10	5,314.80	5,350.00
Recycling	1,620.00	1,305.00	1,740.00	1,740.00
Cable TV	31,000.00	24,508.75	32,678.33	31,930.00
Phone	2,200.00	1,964.30	2,619.07	2,600.00
TOTAL UTILITY EXPENSES	56,820.00	44,411.67	59,215.56	58,720.00
TOTAL OPERATING EXPENSES	214,236.00	175,757.44	234,886.59	219,658.17
RESERVE EXPENSE (Income)				
Transfer to Reserves	23,804.00	17,853.03	23,804.04	23,798.83
Reserve -Capital Transfer		600.00		0.00
Reserve- Special Project		11,423.02		0.00
TOTAL EXPENSES + RESERVE CONT.	238,040.00	193,610.47	258,690.63	243,457.00
VER (UNDER) BUDGET				-5,000.00