

GRAND PINES CONDOMINIUM ASSOCIATION at HUNTERS RIDGE

<u>INCOME</u>	<u>2017 BUDGET</u>	<u>2018 BUDGET</u>
Maintenance Fees	\$ 271,181	\$ 278,770
Late Fees	\$ -	\$ -
Comcast Adj.-2 Months	\$ -	\$ -
Less: Exterior Reserve	\$ (16,560)	\$ (16,560)
Less: Roof Reserve	\$ (16,560)	\$ (41,400)
TOTAL INCOME:	\$ 238,061	\$ 220,810
 <u>EXPENSES:</u>		
Bad Debt Expense	\$ 3,000	\$ 3,000
Corporate Filing Fees	\$ 430	\$ 300
Exterior Exterminating	\$ 3,500	\$ 3,500
Fire Safety Protection	\$ 5,000	\$ 8,300
HRCA - Common Area	\$ 97,450	\$ 97,450
Irrigation	\$ 681	\$ 1,000
Insurance Expense	\$ 46,000	\$ 35,000
Landscaping	\$ 3,240	\$ 3,000
Legal/Accounting	\$ 6,000	\$ 3,000
Maintenance Fees	\$ 20,000	\$ 20,000
Miscellaneous Expenses	\$ 12,000	\$ 6,000
Pool Service	\$ 3,500	\$ 3,500
Utilities -Electric	\$ 6,500	\$ 6,000
Utilities - Sewer	\$ 21,760	\$ 21,760
Utilities - Water	\$ 9,000	\$ 9,000
TOTAL MAINTENANCE EXPENSE:	\$ 238,061	\$ 220,810
 Surplus/Loss	 \$ -	 \$ -

<u>QUARTERLY FEE:</u>	<u>2017 BUDGET 30 units with sprinklers</u>	<u>2017 BUDGET 16 units</u>	<u>2018 BUDGET 30 units with sprinklers</u>	<u>2018 BUDGET 16 units</u>
Common Area Expenses	\$ 176.54	\$ 176.54	\$ 176.54	\$ 176.54
Expenses	\$ 265.31	\$ 234.75	\$ 234.06	\$ 203.64
Exterior Reserve Funds	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Roof Replace Reserves	\$ 30.00	\$ 30.00	\$ 75.00	\$ 75.00
Total Monthly	\$ 501.85	\$ 471.29	\$ 515.60	\$ 485.18
 QUARTERLY FEE	 \$ 1,505.55	 \$ 1,413.87	 \$ 1,546.80	 \$ 1,455.54
 Exterior Reserve 12/31/17	 \$ 44,213.75			
Roof Reserve 12/31/17	\$ 129,056.33			