

PHEASANT HOLLOW CONDOMINIUM ASSOCIATION			
	2017 PROPOSED BUDGET		
	2016	<u>FINAL PRIOR</u>	2017
<u>OPERATING INCOME</u>	<u>BUDGET</u>	<u>TO AUDIT</u>	<u>PROPOSED</u>
		12/31/16	
Maintenance Fee	203,098	203,098	203,098
Late Fee Income	352	209	202
Comcast		-3,504	
TOTAL OPERATING INCOME	\$203,450.00	\$199,803.00	\$203,300.00
Less Exterior Reserves	-4,800	-4,800	-4,800
Less Roof Replace Res.	-7,200	-7,200	-13,238
Net Operating Income	\$ 191,450.00	\$ 187,803.00	\$ 185,262.00
<u>EXPENSES</u>			
Accounting & Legal	2,000	2,950	3,200
Bad Debt Allowance	8,125	6,093	6,500
Corporate Filing Fee	225	61	225
Fire Safety Protection	650	491	600
HRCA- Common Area Maint	77,280	77,280	84,740
Insurance	37,500	28,335	33,000
Irrigation	0	0	700
Miscellaneous Expense	2,000	815	2,000
Pool Maintenance	9,000	9,159	9,500
Postage	100	0	100
Printing	200	155	200
Grounds & Landscaping	9,000	10,900	11,000
Utilities - Electric	5,000	5,009	5,100
Utilities - Water	9,200	8,627	9,200
Utilities - Sewer	31,170	30,937	19,000
TOTAL EXPENSES	\$191,450.00	\$180,812.00	\$185,065.00
		\$6,991.00	
	2016		2017
	<u>PROPOSED</u>		<u>PROPOSED</u>
Units:			
Common Area Exp	161.00		176.54
Maint Expenses	237.12		209.00
Reserve Fund-Exterior	10.00		10.00
Reserve Fund-Roof	15.00		27.58
Total Monthly	423.12		423.12
Quarterly Fee	\$ 1,269.36		\$ 1,269.36
Exterior Reserve Fund 12/31/16	<u>\$23,294.79</u>		
Roof Reserve Fund 12/31/16	<u>\$65,295.65</u>		