

INCOME	Almond Glen HOA - 2016 Budget			9			
	Single Family Homes	Townhomes	Combined		9 - Month Budget	9 - Month Actual	Variance
General Assessments	\$133,738.84	\$105,089.66	\$238,828.50		\$179,121.38	\$195,764.09	\$16,642.72
Legal Reimbursement	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Late Fee Income	\$0.00	\$0.00	\$0.00		\$0.00	\$2,528.47	\$2,528.47
Working Capital Assessments	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Interest Income - Operating	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Capital Contributions	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Fines	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Interest - Reserves	\$0.00	\$0.00	\$0.00		\$0.00	\$371.66	\$371.66
Newsletter Ad Sales	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Misc	\$0.00	\$0.00	\$0.00		\$0.00	\$330.00	\$330.00
Builder Assessments	\$0.00	\$0.00	\$0.00		\$0.00	(\$39.19)	(\$39.19)
TOTAL INCOME	\$133,738.84	\$105,089.66	\$238,828.50		\$179,121.38	\$198,955.03	\$19,833.66
Provision for Reserves	(\$17,664.60)	(\$41,217.10)	(\$58,881.70)		(\$44,161.28)	(\$73,509.69)	(\$29,348.42)
TOTAL OPERATIONAL INCOME	\$116,074.24	\$63,872.56	\$179,946.80		\$134,960.10	\$125,445.34	(\$9,514.76)
EXPENSES - Buildings and Grounds							
Misc Maint/Repair/Supplies	\$2,000.00	\$8,000.00	\$10,000.00		\$7,500.00	\$7,739.65	\$239.65
Pool/Pool House Maintenance	\$2,349.15	\$650.85	\$3,000.00		\$2,250.00	\$1,218.99	(\$1,031.01)
Electrical Repair	\$391.53	\$108.47	\$500.00		\$375.00		(\$375.00)
Electricity	\$24,196.27	\$6,703.73	\$30,900.00		\$23,175.00	\$24,997.40	\$1,822.40
Irrigation System	\$1,174.58	\$325.42	\$1,500.00		\$1,125.00		(\$1,125.00)
Landscape Contract	\$7,500.00	\$22,000.00	\$29,500.00		\$22,125.00	\$21,705.00	(\$420.00)
Landscape Supplies	\$6,300.00	\$6,300.00	\$12,600.00		\$9,450.00	\$5,231.00	(\$4,219.00)
Landscape Projects	\$5,352.94	\$1,483.06	\$6,836.00		\$5,127.00	\$4,473.76	
Pool Repairs and Upgrades	\$8,500.46	\$2,355.10	\$10,855.56		\$8,141.67	\$8,834.82	\$693.15
Pool Contract	\$10,414.58	\$2,885.42	\$13,300.00		\$9,975.00	\$13,300.00	\$3,325.00
Pool Supplies	\$783.05	\$216.95	\$1,000.00		\$750.00	\$1,623.57	\$873.57
Pool License	\$125.00	\$0.00	\$125.00		\$93.75	\$125.00	\$31.25
Playground Project	\$0.00	\$0.00	\$0.00				
Trash Removal	\$286.81	\$6,883.43	\$7,170.24		\$5,377.68	\$6,332.48	\$954.80
Water/Sewer	\$8,613.56	\$2,386.44	\$11,000.00		\$8,250.00	\$6,713.43	(\$1,536.57)
TOTAL BUILDINGS & GROUNDS EXPENSE	\$77,987.91	\$60,298.89	\$138,286.80		\$103,715.10	\$102,295.10	(\$1,420.00)
EXPENSES- Administrative							
Accounting Expense	\$2,349.15	\$650.85	\$3,000.00		\$2,250.00	\$15.00	(\$2,235.00)
Insurance Expense	\$1,312.11	\$11,187.89	\$12,500.00		\$9,375.00	\$8,613.32	(\$761.68)
Late Fees to Mgt Co.	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Legal Expense	\$1,957.63	\$542.37	\$2,500.00		\$1,875.00		(\$1,875.00)
Management Fees	\$10,383.25	\$2,876.75	\$13,260.00		\$9,945.00	\$9,945.00	\$0.00
Misc. Admin Expense	\$3,132.20	\$867.80	\$4,000.00		\$3,000.00	\$2,241.90	(\$758.10)
Social Expense	\$2,349.15	\$650.85	\$3,000.00		\$2,250.00	\$150.00	(\$2,100.00)
Office Supplies Expense	\$783.05	\$216.95	\$1,000.00		\$750.00		(\$750.00)
Postage	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Taxes	\$1,096.27	\$303.73	\$1,400.00		\$1,050.00	\$696.41	(\$353.59)
Property Reserves Study	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Reserve Expense	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Bad Debt Expense	\$391.53	\$108.47	\$500.00		\$375.00	\$65.34	(\$309.66)
Telephone	\$391.53	\$108.47	\$500.00		\$375.00	\$1,423.27	\$1,048.27
TOTAL ADMIN EXPENSE	\$24,145.87	\$17,514.13	\$41,660.00		\$31,245.00	\$23,150.24	(\$8,094.76)
TOTAL EXPENSES	\$102,133.78	\$77,813.02	\$179,946.80		\$134,960.10	\$125,445.34	(\$9,514.76)
NET INCOME	\$13,940.46	(\$13,940.46)	\$0.00		\$0.00	\$0.00	\$0.00

Reserve Fun Balance	BOY Target	\$257,882.00
	EOY Target	\$299,947.00
	In Year Expenses	\$40,515.00
	Fund Requirement	\$82,580.00
	Actual BOY	\$257,882.00
	Eoy Target	\$300,012.24
	In Year Expenses	\$40,515.00
	Fund Requirement	\$82,645.24

Delinquency Balance

- January
- February
- March
- April
- May
- June
- July
- August
- September
- October

2017 Proposed Budget	Assessment Summary	
	SFH	TH
\$248,760.00	Frequency	4
	Units	229
	2016 Assessment	\$144.74
	% Increase	3.63%
	2017 Assessment	\$150.00
	2016 Annual Contribtution	\$578.96
	2017 Annual Contribution	\$600.00
\$248,760.00		
(\$82,645.24)		
\$166,114.76		
\$8,000.00		
\$2,000.00		
\$500.00		
\$34,329.76		
\$1,000.00		
\$29,500.00		
\$11,000.00		
\$4,000.00		
\$3,000.00		
\$13,300.00		
\$1,750.00		
\$125.00		
\$0.00		
\$8,250.00		
\$8,500.00		
\$125,254.76		
\$3,000.00		
\$12,500.00		
\$0.00		
\$2,000.00		
\$13,260.00		
\$4,000.00		
\$2,250.00		
\$0.00		
\$0.00		
\$1,500.00		
\$0.00		
\$0.00		
\$500.00		
\$1,850.00		
\$40,860.00		
\$166,114.76		
(\$0.00)		

Landscape Projects	
Various	\$4,000.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$4,000.00

Pool Projects	
Doors	\$1,000.00
2 Cameras	\$1,000.00
Furniture	\$1,000.00
	\$3,000.00

Social	
Fall Festival	\$500
Fireworks	\$500
Santa Breakfast	\$500
Spring Fling	\$750
	\$2,250