

SHADOW RIDGE HOA 2016 BUDGET

	16-Jan	16-Feb	16-Mar	16-Apr	16-May	16-Jun	16-Jul	16-Aug	16-Sep	16-Oct	16-Nov	16-Dec	TOTAL
Ordinary Income/Expense													
Income													
REVENUE													
All Seasons Resort Lodging-Comm	6,367.63	6,636.80	4,446.88	544.39	220.39	932.95	2,424.70	1,346.58	1,049.62	200.00	200.00	3,000.00	27,369.94
Annual Dues	53,106.37	53,105.89	53,105.89	53,106.23	53,105.89	53,105.89	53,106.34	53,105.89	53,105.89	53,106.34	53,105.89	53,105.89	637,272.40
Finance Charges	0.00	0.00	0.00	0.00	23.37	118.43	0.00	0.00	0.00	0.00	0.00	0.00	141.80
Interest	49.31	44.55	0.00	62.06	29.60	0.00	58.24	29.60	0.00	0.00	0.00	0.00	273.36
Internet Fees	3,000.00	2,600.00	2,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	9,400.00
Space and Storage Rental Income	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	2,000.00
Vending	309.88	172.38	244.25	72.75	52.63	73.00	202.50	234.00	109.00	50.00	75.00	250.00	1,845.39
Total REVENUE	63,333.19	62,559.62	60,597.02	54,285.43	53,431.88	54,230.27	56,291.78	54,716.07	54,264.51	53,856.34	53,380.89	57,355.89	678,302.89
Total Income	63,333.19	62,559.62	60,597.02	54,285.43	53,431.88	54,230.27	56,291.78	54,716.07	54,264.51	53,856.34	53,380.89	57,355.89	678,302.89
Expense													
ADMIN PAYROLL EXPENSES													
Engineering Salary (3)	7,470.00	5,985.00	6,412.50	7,312.50	7,515.00	6,806.25	6,907.50	7,402.50	7,155.00	7,000.00	7,000.00	7,500.00	84,466.25
Front Desk Labor	2,750.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Housekeeping Salary (2)	4,396.50	4,288.50	3,492.00	2,826.00	3,109.50	2,979.00	3,546.00	3,136.50	3,105.00	2,400.00	2,500.00	4,000.00	39,779.00
Security (3)	2,600.00	2,600.00	2,600.00	1,750.00	1,000.00	2,200.00	2,750.00	2,750.00	2,750.00	2,000.00	2,000.00	2,500.00	27,500.00
Total ADMIN PAYROLL EXPENSES	17,216.50	15,623.50	12,504.50	11,888.50	11,624.50	11,985.25	13,203.50	13,289.00	13,010.00	11,400.00	11,500.00	14,000.00	157,245.25
ADMINISTRATIVE													
Audit & Tax Return	0.00	0.00	0.00	2,000.00	4,195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,195.00
Bank Service Expenses													
Merchant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Service Expenses - Other	140.79	193.13	211.30	309.45	130.32	163.42	158.62	131.81	167.60	150.00	150.00	150.00	2,056.44
Total Bank Service Expenses	140.79	193.13	211.30	309.45	130.32	163.42	158.62	131.81	167.60	150.00	150.00	150.00	2,056.44
Equipment Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
Legal Expense	1,155.00	0.00	152.97	826.00	0.00	440.03	82.50	825.04	0.00	0.00	0.00	0.00	3,481.54
Licenses / Fees /Dues	0.00	-625.00	0.00	0.00	0.00	232.00	0.00	180.00	0.00	0.00	0.00	0.00	-213.00
Management Fee	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
Office Supplies	0.00	0.00	0.00	450.19	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	475.19
Postage	0.00	10.80	35.20	9.20	9.20	34.00	4.80	9.60	31.60	80.00	0.00	35.00	259.40
Total ADMINISTRATIVE	6,795.79	5,078.93	5,899.47	9,094.84	9,834.52	6,369.45	5,745.92	6,671.45	5,699.20	5,730.00	5,650.00	5,685.00	78,254.57
HOUSEKEEPING													
Carpet Cleaning	373.27	302.04	309.58	342.56	189.48	2,079.90	237.28	355.92	237.28	0.00	0.00	200.00	4,627.31
Cleaning Supplies	286.33	0.00	79.07	0.00	0.00	-320.87	0.00	0.00	0.00	0.00	0.00	0.00	44.53
Total HOUSEKEEPING	659.60	302.04	388.65	342.56	189.48	1,759.03	237.28	355.92	237.28	0.00	0.00	200.00	4,671.84
MAINTENANCE													
Elevator Contract & Maintenance	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	355.00	4,095.00
Grounds Maintenance	0.00	0.00	0.00	2,000.00	3,000.00	2,600.00	1,800.00	1,800.00	1,050.00	750.00	750.00	750.00	14,500.00
Key & Lock	400.00	250.00	100.00	0.00	200.00	0.00	175.00	175.00	0.00	175.00	0.00	175.00	1,650.00
Pest Control	94.00	94.00	94.00	94.00	134.00	174.00	134.00	94.00	94.00	90.00	90.00	90.00	2,126.00
Pool/SPA	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Repair / Supply Building	1,200.00	1,200.00	1,200.00	1,200.00	575.00	800.00	500.00	1,200.00	1,200.00	1,000.00	1,000.00	1,000.00	12,075.00
Repair Equipment	650.00	650.00	300.00	300.00	200.00	250.00	300.00	300.00	400.00	300.00	300.00	300.00	4,250.00
Snow / Ice Removal	1,750.00	1,000.00	1,000.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	3,000.00	8,450.00
Snow / Ice Removal Supplies	150.00	150.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	150.00	600.00
Total MAINTENANCE	5,084.00	4,184.00	3,609.00	4,934.00	4,949.00	4,664.00	3,749.00	4,449.00	3,584.00	3,155.00	4,255.00	7,130.00	53,746.00
Parking Lot Rental	0.00	0.00	0.00	0.00	0.00	0.00	2,309.37	0.00	0.00	0.00	0.00	0.00	2,309.37

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SERVICES/UTILITIES													
Electricity	4,700.00	4,500.00	4,400.00	4,200.00	3,100.00	3,500.00	3,300.00	4,000.00	4,200.00	3,750.00	4,000.00	4,300.00	47,950.00
Internet Services	1,526.77	1,523.96	1,523.96	1,541.07	1,338.47	1,312.95	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	16,798.00
Natural Gas	3,350.00	1,500.00	2,200.00	1,475.00	1,375.00	725.00	550.00	550.00	600.00	625.00	625.00	750.00	14,325.00
Refuse	968.72	903.39	817.91	837.91	797.91	854.66	837.91	1,172.91	842.91	600.00	600.00	1,200.00	10,434.23
Security Systems	482.89	143.57	408.57	143.57	342.37	143.57	349.22	1,419.30	2,317.88	750.00	1,950.00	750.00	9,200.94
Sewer	1,225.00	1,225.00	1,225.00	1,225.00	1,225.00	1,225.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	19,650.00
Telephone	917.09	907.03	917.60	907.80	922.02	914.29	914.39	908.99	916.69	920.00	920.00	920.00	10,985.90
TV Service	864.76	854.76	899.33	899.33	899.33	899.33	899.33	899.33	899.33	900.00	900.00	900.00	10,714.83
Water	2,668.00	4,595.00	4,170.00	4,427.00	3,447.00	2,379.00	2,741.00	3,516.00	4,320.00	2,841.00	4,264.00	4,264.00	43,632.00
Total SERVICES/UTILITIES	<u>16,703.23</u>	<u>16,152.71</u>	<u>16,562.37</u>	<u>15,656.68</u>	<u>13,447.10</u>	<u>11,953.80</u>	<u>12,980.32</u>	<u>15,855.00</u>	<u>17,485.28</u>	<u>13,774.47</u>	<u>16,647.47</u>	<u>16,472.47</u>	<u>183,690.90</u>
TAXES, RESERVE													
Reserve Replacement	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,025.15	192,294.65
Taxes - Property	19.07	0.00	0.00	371.24	0.00	0.00	0.00	0.00	100.00	0.00	5,600.00	0.00	6,090.31
Total TAXES, RESERVE	<u>16,043.57</u>	<u>16,024.50</u>	<u>16,024.50</u>	<u>16,395.74</u>	<u>16,024.50</u>	<u>16,024.50</u>	<u>16,024.50</u>	<u>16,024.50</u>	<u>16,124.50</u>	<u>16,024.50</u>	<u>21,624.50</u>	<u>16,025.15</u>	<u>198,384.96</u>
Total Expense	<u>62,502.69</u>	<u>57,365.68</u>	<u>54,988.49</u>	<u>58,312.32</u>	<u>56,069.10</u>	<u>52,756.03</u>	<u>54,249.89</u>	<u>56,644.87</u>	<u>56,140.26</u>	<u>50,083.97</u>	<u>59,676.97</u>	<u>59,512.62</u>	<u>678,302.89</u>
Net Ordinary Income	830.50	5,193.94	5,608.53	-4,026.89	-2,637.22	1,474.24	2,041.89	-1,928.80	-1,875.75	3,772.37	-6,296.08	-2,156.73	0.00