

5-Oct-15

**Budget for Shadow Creek Condominiums for 2016**

	2016 Budget	2015 Budget	2014 Budget
<b>INCOME</b>			
Dues @ \$485.00 / month	\$139,680	\$136,800	\$133,900
Construction Fee	\$500	\$500	\$700
Energy Income	\$15,000	\$16,800	\$16,500
Parking Income	\$3,500	\$3,200	\$3,700
Interest Income	\$70	\$50	\$50
Fines / Misc	\$0	\$300	\$300
<b>TOTAL INCOME</b>	<b>\$158,750</b>	<b>\$157,650</b>	<b>\$155,150</b>
<b>EXPENSES</b>			
<b>ADMINISTRATION</b>			
Accounting /Management	\$8,800	\$8,000	\$7,800
Insurance	\$16,500	\$14,500	\$13,500
Professional Services	\$300	\$500	\$500
Misc.	\$500	\$500	\$500
Office Expenses	\$500	\$500	\$500
<b>TOTAL ADMINISTRATION</b>	<b>\$26,600</b>	<b>\$24,000</b>	<b>\$22,800</b>
<b>UTILITIES</b>			
Electricity/Gas	\$15,000	\$16,800	\$16,500
Elevator Phones	\$2,100	\$2,000	\$1,900
Trash	\$3,500	\$3,200	\$3,200
Water/Sewer	\$10,000	\$8,500	\$8,500
<b>TOTAL UTILITIES</b>	<b>\$30,600</b>	<b>\$30,500</b>	<b>\$30,100</b>
<b>REPAIRS &amp; MAINTENANCE</b>			
Buildings	\$10,000	\$7,000	\$7,000
Doors & Locks	\$1,200	\$4,000	\$3,500
Electrical Equipment	\$500	\$1,000	\$1,000
Elevators	\$7,500	\$7,500	\$7,500
Energy System	\$5,000	\$10,000	\$12,000
Fire Alarm System	\$1,300	\$1,300	\$1,100
Grounds Maintenance	\$10,500	\$10,500	\$9,500
Janatorial	\$5,750	\$5,400	\$5,000
Lights	\$1,000	\$1,000	\$1,000
Misc.	\$500	\$500	\$500
Pest Control	\$500	\$500	\$500
Pool Services	\$6,500	\$6,500	\$6,500
Security System	\$500	\$1,000	\$1,000
Snow Removal	\$6,000	\$4,000	\$4,000
Tree Care	\$1,300	\$1,300	\$1,000
<b>TOTAL REPAIRS &amp; MAINTENANC</b>	<b>\$58,050</b>	<b>\$61,500</b>	<b>\$61,100</b>
<b>TOTAL EXPENSES</b>	<b>\$115,250</b>	<b>\$116,000</b>	<b>\$114,000</b>

RESERVES TRANSFERS

Boilers	\$2,000	\$3,100	\$2,500
Carpets	\$1,500	\$2,500	\$1,500
Concrete	\$1,000	\$1,000	\$1,000
Elevators	\$20,000	\$10,250	\$21,650
Garage Doors	\$1,000	\$3,000	\$2,000
Painting	\$10,000	\$5,000	\$5,000
Pool	\$1,000	\$10,300	\$1,000
Roof	\$5,000	\$4,000	\$4,000
Siding repairs	\$1,000		
Sprinkler System	\$1,000	\$2,500	\$2,500
TOTAL RESERVES TRANSFERS	\$43,500	\$41,650	\$41,150
TOTAL EXPENSES & RESERVES TF	\$158,750	\$157,650	\$155,150
NET OPERATING CASH + (-)	\$0	\$0	\$0