

WALNUT RIDGE
2017 BUDGET

	2014 Actual	2015 Actual	2016 Budget	2016 Actual	2017 Budget
INCOME					
Association Dues	\$ 27,244.65	\$ 28,200.59	\$ 28,650.00	\$ 27,931.00	\$28,650.00
Miscellaneous Income	\$ 250.00	\$ 250.00	\$ -		\$ -
Insurance Proceeds	\$ -	\$ 1,615.71	\$ -		\$ -
Late Fee	\$ 19.00	\$ 210.00	\$ -		\$ -
	<u>\$ 27,513.65</u>	<u>\$ 30,276.30</u>	<u>\$ 28,650.00</u>	<u>\$ 27,931.00</u>	<u>\$28,650.00</u>
EXPENSES					
Electric	\$ 1,711.54	\$ 1,527.51	\$ 1,800.00	\$ 1,555.79	\$ 1,800.00
Water & Sewer	\$ 3,006.80	\$ 2,983.97	\$ 2,900.00	\$ 5,557.35	\$ 2,900.00
Electrical Repair (Unpaid Dues)	\$ 2,600.84	-\$ 2,876.13	\$ 2,000.00	\$ 5,386.80	\$ 3,500.00
Fence Repair		\$ 500.00	\$ 2,730.00		\$ 1,430.00
Grounds Maintenance	\$ 1,455.00	\$ 1,145.78	\$ 4,000.00	\$ 4,468.68	\$ 4,000.00
Insurance	\$ 1,965.00	\$ 2,126.00	\$ 2,200.00	\$ 2,126.00	\$ 2,200.00
Landscaping	\$ 4,865.50	\$ 5,136.44	\$ 5,500.00	\$ 5,615.50	\$ 6,000.00
Lawn Care	\$ 1,655.17	\$ 3,361.00	w/grnd Maintenance		\$ -
Legal & Professional	\$ 1,223.00	\$ 305.00	\$ 1,000.00	\$ -	\$ 500.00
Less Legal & Prof - Tenant	\$ (61.00)	\$ -	\$ -		\$ -
Maintenance	\$ 280.89	\$ -	\$ -	\$ -	\$ -
Management Fee	\$ 3,300.00	\$ 3,330.00	\$ 3,300.00	\$ 2,750.00	\$ 3,300.00
Misc. Expense (Security)	\$ 649.61	\$ 1,097.23	\$ -	\$ 1,075.45	\$ -
Pest Control	\$ -	\$ 80.25	\$ -	\$ -	\$ -
Postage	\$ -	\$ 492.30	\$ 350.00	\$ 365.20	\$ 500.00
Repairs & Maintenance	\$ 412.55	\$ 233.58	\$ 850.00	\$ 210.67	\$ 250.00
Social Events	\$ 682.70	\$ 837.27	\$ 700.00	\$ 427.21	\$ 700.00
Sprinkler Maintenance	\$ 698.25	\$ 926.19	\$ 1,000.00	\$ 1,902.15	\$ 1,250.00
Taxes	\$ -	\$ 20.00	\$ 20.00		\$ 20.00
Trash Removal	\$ 192.15	\$ -	\$ 300.00	\$ -	\$ 300.00
	<u>\$ 24,638.00</u>	<u>\$ 21,226.39</u>	<u>\$ 28,650.00</u>	<u>\$ 31,440.80</u>	<u>\$ 28,650.00</u>
Net Operating Income	\$ 2,875.65	\$ 9,049.91		-\$ 3,509.80	