

# Hayden Bay Condos Proposed Budget 2017

Prepared by Noah & Associates

Account Name	Jan-Dec '16 Period Actual	2016 Approved Budget	2017 Proposed Budget
<b>Income</b>			
3110: 3110 - Dues	\$124,516.80	\$124,517.00	\$124,517.00
3150: 3150 - Reserve Contribution	\$0.00	\$0.00	\$0.00
3210: 3210 - Late Fee	\$50.13	\$500.00	\$50.00
3820: 3820 - Interest Income	\$38.30	\$15.00	\$30.00
<b>Total Budgeted Operating Income</b>	<b>\$124,605.23</b>	<b>\$125,032.00</b>	<b>\$124,597.00</b>
<b>Expense</b>			
<b>4000: LANDSCAPING</b>			
4010: 4010 - Landscape Contract	\$25,009.00	\$22,607.00	23,275.00
4015: 4015 - Landscape Maintenance	\$1,983.84	\$3,500.00	3,500.00
4050: 4050 - Irrigation Repairs	\$2,981.55	\$4,000.00	3,000.00
4060: 4060 - Spraying Contract	\$0.00	\$1,000.00	750.00
4070: 4070 - Pruning Contract	\$88.00	\$2,500.00	2,500.00
4080: 4080 - Landscape Misc.	\$1,197.44	\$2,500.00	1,500.00
<b>Total 4000: LANDSCAPING</b>	<b>\$31,259.83</b>	<b>\$36,107.00</b>	<b>\$34,525.00</b>
<b>4200: MAINTENANCE</b>			
4230: 4230 - Rec. Facility Maintenance	\$11,985.87	\$13,500.00	\$12,500.00
4310: 4310 - Electrical/HVAC	\$0.00	\$400.00	\$350.00
4600: 4600 - Property Maintenance	\$7,692.97	\$7,000.00	\$8,000.00
<b>Total 4200: MAINTENANCE</b>	<b>\$19,678.84</b>	<b>\$20,900.00</b>	<b>\$20,850.00</b>
<b>5000: UTILITIES</b>			
5010: 5010 - Electricity	\$831.53	\$1,300.00	\$1,000.00
5020: 5020 - Garbage	\$6,339.00	\$6,000.00	\$6,400.00
5030: 5030 - Water & Sewer	\$18,063.32	\$14,000.00	\$18,500.00
5090: 5090 - Cable TV	\$9,214.10	\$8,850.00	\$9,225.00
<b>Total 5000: UTILITIES</b>	<b>\$34,447.95</b>	<b>\$30,150.00</b>	<b>\$35,125.00</b>
<b>6000: ADMINISTRATION</b>			
6010: 6010 - Insurance	\$24,193.92	\$22,000.00	\$25,000.00
6050: 6050 - Management	\$5,400.00	\$5,376.00	\$5,500.00
6060: 6060 - Professional Fees	\$0.00	\$7,379.00	\$1,000.00
6070: 6070 - Tax Preparation	\$275.00	\$275.00	\$275.00
6100: 6100 - Taxes & Licenses	\$50.00	\$50.00	\$50.00
6230: 6230 - Bank Charges	\$55.75	\$180.00	\$60.00
6240: 6240 - Office Supplies/Misc.	\$1,146.01	\$1,100.00	\$700.00
6300: 6300 - Website	\$0.00	\$0.00	\$450.00
6500: 6500 - Contingency	\$0.00	\$1,000.00	\$1,000.00
<b>Total 6000: ADMINISTRATION</b>	<b>\$31,120.68</b>	<b>\$37,360.00</b>	<b>\$34,035.00</b>
<b>7000: TRANSFER TO RESERVES</b>			
7010: 7010 - General Reserve Transfer	\$0.00	\$0.00	\$0.00
7930: 7930 - Reserve Interest Transfer	\$0.00	\$0.00	\$30.00
<b>Total 7000: TRANSFER TO RESERVES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30.00</b>
<b>Total Budgeted Operating Income</b>	<b>\$124,605.23</b>		<b>\$124,597.00</b>
<b>Total Budgeted Operating Expense</b>	<b>\$116,507.30</b>		<b>\$124,565.00</b>
<b>NOI - Net Operating Income</b>	<b>\$8,097.93</b>		<b>\$32.00</b>

Figures provided by Landscape Committee 12/22/16 except L/S Misc adj down by \$1k

Adjusted down by \$1000

Figure updated by Dan R 1/2/17 to account for deck, dry rot on patio fences, and Hems

Adj down by \$300

Decreased by \$200

Based on actuals average from 2014 - 2016

4% increase on State Farm, \$1,600\*5 and \$2,500\*2 for flood

Decreased \$8

2015 used only \$2,043.88

2016 average is \$4.66 per month for an annual estimated total of \$55.92

Moved website charges to own GL