

West Highlands - 2016 Budget
250 Homes @ \$690.00 Annually
50 New Homes Sales
January 1, 2016 - December 31, 2016

Acct. #	Category	2015 Approved	2016 Approved
	Income:		
4020	Assessments - 250 Homes (Actual)	146,520.00	172,500.00
	Prorated Assessments for 2016 homes sales -		
4020	50 Homes		15,813.00
	Special Assessment - CH & Pool Design - 184		
4040	Homes		
4040	Special Assessment - Security - 184 Homes		
4046	Security Reimbursement - Brock Homes	33,000.00	33,000.00
4070	Initiation Fees - 50 Homes	5,000.00	33,750.00
	 Cost Sharing Agreement with Columbia		
4181	Residential for Common Area Usage	64,000.00	78,913.00
4969	Allowance for Doubtful Accounts	(10,250.00)	(17,500.00)
	Total Income:	238,270.00	316,476.00
	 Grounds Maintenance:		
6035	General Maintance	8,000.00	23,000.00
6040	Contracted Lawn Service	35,000.00	37,000.00
6060	Mulch/Pine straw	13,000.00	13,000.00
6110	Annual Flowers/Landscape Improvements	1,000.00	12,000.00
6118	Irrigation Maintenance		6,000.00
6155	Trash Removal	1,000.00	2,000.00
6161	Miscellaneous Repairs	13,000.00	3,000.00
6240	Tree Pruning/Removal	10,000.00	10,000.00
6340	Lake Maintenance	3,000.00	6,000.00
6341	Mosquito Control		1,000.00
	Sub-Total:	84,000.00	113,000.00
	 Utilities		
7910	Electric	3,500.00	3,900.00
7920	Water/Sewer		600.00
	Sub-Total:	3,500.00	4,500.00
	 Administrative/Mgmt.		
8020	Management Fee	15,000.00	16,500.00
8040	Postage	1,000.00	1,200.00
8060	Copies/Printing/Supplies	2,500.00	2,500.00
8080	CPA Services	300.00	300.00
8100	Legal Expense	8,000.00	10,000.00
8120	Insurance (Liability)	7,000.00	7,000.00
8121	Directors&Officers Insurance	1,500.00	1,500.00
8160	Electronic Transmission	200.00	200.00
8170	Taxes		6,000.00
8180	Income Tax		0.00
8190	Miscellaneous	1,500.00	2,000.00
8271	Security	107,000.00	107,000.00
8390	Annual Corporate Report	50.00	50.00
8808	Communications	2,500.00	1,000.00
	Sub-Total:	146,550.00	155,250.00
	 Total Operating Expenses	234,050.00	272,750.00
	 Reserves:		
9260	Contingency	4,220.00	43,726.00
	Total Reserves:	4,220.00	43,726.00
9980	Total Expenses	238,270.00	316,476.00
	 NET	0.00	0.00