PARKSIDE AT WOODBRIDGE
2017 Budget 12.08% increase
Approved 11/7/16

	2017 Budget Monthly	2017 Budget Total	2016 Budget Total	2016 Projected Actual	2016 Actual To Date
OPERATING INCOME					
Homeowner Fees	10,049	120,590	107,588	107,948	80,961
Transfer to Reserve	(2,161)	(25,934)	(16,000)	(16,000)	(12,000)
Late Fees / Fines	0	0	0	0	0
Other Income	0	0	0	0	0
TOTAL OPERATING INCOME	7,888	94,656	91,588	91,948	68,961
UTILITIES EXPENSE					
Electricity	157	1,888	1,815	1,804	1,353
Water - Domestic	553	6,632	6,377	6,561	4,921
Water - Irrigation	544	6,525	6,274	6,151	3,327
Sewer	217	2,609	2,509	2,457	1,843
Metro - Redmond	532	6,380	6,135	6,535	4,901
Metro	86	1,030	990	660	495
Storm Water	334	4,005	3,851	3,851	2,888
Telephone	0	0	0	0	0
TOTAL UTILITIES EXPENSE	2,422	29,069	27,951	28,019	19,728
GENERAL BUILDING EXPENSE					
Repair & Maintenance	250	3,000	2,000	17,324	12,993
Gutter Cleaning / Moss kill	173	2,070	2,070	1,920	1,440
Fire Alarm Maintenance	113	1,360	1,360	1,067	800
Window Cleaning	70	845	845	0	0
Landscaping Contract	776	9,314	8,870	9,205	6,904
Landscaping - Other	208	2,500	2,500	2,264	1,698
Alarm Monitoring	440	5,280	5,280	5,280	3,960
Fire Extinguisher Maint	18	220	220	0	0
Pest Control	147	1,760	1,760	1,991	1,493
TOTAL GENERAL BUILDING EXP	2,196	26,349	24,905	39,051	29,288
ADMINISTRATIVE EXPENSE					
Office Expense	158	1,900	1,900	2,015	1,511
Management Fees	1,449	17,385	16,879	16,099	12,074
Reserve Study	0	0	0	0	0
Audit / Tax Return	127	1,520	1,520	1,520	1,520
INSURANCE EXPENSE	1,535	18,423	18,423	18,400	14,735
Licenses & Permits	1	10	10	10	10
Legal fees	0	0	0	55	41
TOTAL ADMINISTRATIVE EXP	3,270	39,238	38,732	38,098	29,891
TOTAL OPERATING EXP	7,888	94,656	91,588	105,168	78,907
OPERATING GAIN (LOSS)	$0	$0	$0	($13,220)	($9,946)
RESERVE INCOME					
Asset Replacement Transfers	2,161	25,934	16,000	15,852	11,889
Interest Income - Reserves	29	350	350	327	245
TOTAL RESERVE INCOME	2,190	26,284	16,350	16,179	12,134
RESERVE EXPENSE					
Asset Replacement Expense	2,500	30,000	10,796	15,714	
TOTAL RESERVE EXPENSE	2,500	30,000	10,796	15,714	0
RESERVE GAIN (LOSS)	(310)	(3,716)	5,554	465	12,134
TOTAL GAIN (LOSS)	(310)	(3,716)	5,554	(12,755)	2,188