

**STRAWBERRY FIELDS CONDOMINIUMS OWNERS ASSOCIATION, INC.**

**2017 BUDGET**

Effective January 1, 2017

<u>INCOME:</u>	<u>MONTHLY DUES</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Delta</u>	<u>Comments</u>	
	2 Bedroom Small	\$199	198,528	210,144	210,144	0	No Increase
	2 Bedroom Large	\$225	223,872	237,600	237,600	0	No Increase
	3 Bedroom	\$245	154,560	164,640	164,640	0	No Increase
<b><u>TOTAL BASE DUES:</u></b>			<b>\$576,960</b>	<b>\$612,384</b>	<b>\$612,384</b>	<b>\$0</b>	No Increase
<b><u>OTHER OPER. INCOME:</u></b>							
	GARAGE DUES	\$16	19,080	20,320	20,320	0	No Increase
	INTEREST INCOME		50	10	10	0	
	KEY/CARD FEES		500	600	600	0	
	LATE FEE-NSF		2,500	2,750	2,750	0	Based on Actuals
	STORAGE UNITS		1,500	1,500	1,500	0	
<b><u>GARAGE/MISC INCOME:</u></b>			<b>\$23,630</b>	<b>\$25,180</b>	<b>\$25,180</b>	<b>\$0</b>	
<b><u>TOTAL INCOME:</u></b>			<b>\$600,590</b>	<b>\$637,564</b>	<b>\$637,564</b>	<b>\$0</b>	
<b><u>OPERATING EXPENSES:</u></b>							
	Accounting Fees		1,650	1,650	375	(1,275)	Tax Return Only
	Administration Costs		7,800	8,000	6,950	(1,050)	More emails, etc.
	Bad Debt		2,500	4,000	4,000	0	Best Guess
	Cable		400	450	431	(19)	Based on Actuals
	Carport Repair		3,000	1,000	500	(500)	New Carports 2016
	Clubhouse Maint		2,500	2,250	2,750	500	
	Concrete Repair		1,000	750	750	0	Includes small step repl.
	Electric		18,000	18,900	18,900	0	
	Fence/Wall Repair		1,000	750	750	0	
	Gas		6,100	4,128	4,000	(128)	
	Gate Maintenance		1,500	3,000	5,500	2,500	New Keypad, old gates
	General Mx and Repair		10,000	11,500	8,000	(3,500)	New paint/stucco, etc. 2016
	Gutter Repair		1,500	3,000	1,500	(1,500)	New Gutters 2016
	Insurance		70,000	59,850	70,000	10,150	Definite premium increase
	Janitorial		7,500	7,500	7,200	(300)	Based on actuals
	Landscaping		6,700	5,000	5,000	0	Dog pickup, misc. projects
	Lawn Contract		25,800	25,800	28,200	2,400	Actuals + extras
	Legal Expense		5,000	5,000	7,000	2,000	Non collections
	**Legal Reimb		(2,500)	(3,500)	(5,000)	(1,500)	Collection reimbursements
	Light Maint/Repair		6,500	6,000	3,500	(2,500)	Mult New LED Fixtures
	Management Fees		36,192	40,368	40,368	0	
	Painting		500	500	500	0	Touchups only
	Pest Control		1,000	1,250	1,800	550	Cats, Raccoons, Wasps
	Plumbing		2,000	3,000	5,500	2,500	Pressure Regulator Valves
	Pool/Spa Operations		8,000	8,000	8,000	0	Based on actuals
	Pool/Spa Repairs		1,000	750	1,000	250	
	Professional		3,000	1,500	1,500	0	Engineering Inspections
	Roof Repairs		9,000	15,000	0	(15,000)	New roofs 2016
	Clubhse/Pool Access		14,000	8,500	3,500	(5,000)	Key Cards / Pool Attendant
	Siding/Stucco Repair		5,000	12,000	1,000	(11,000)	New paint and stucco rprs 2016
	Signs Repairs/Repl		350	550	550	0	
	Snow Removal		14,500	18,000	25,000	7,000	Multiple trips each storm
	Sprinkler Repair		2,500	2,250	2,250	0	Based on actuals
	Street Repair/Sweep		500	2,000	2,500	500	1 Sweep + pot holes
	Supplies		325	300	290	(10)	Based on actuals
	Telephone		1,700	1,900	3,000	1,100	Internet and Wifi in Lodge?
	Trash		17,000	17,700	18,000	300	Contract + extra pickups
	Tree Maintenance		2,000	1,500	1,500	0	
	Waste Water Cleanout		0	4,500	4,000	(500)	2nd Half 2017
	Water/Sewer		121,000	120,750	137,000	16,250	Based on Actuals
<b><u>TOTAL OPER. EXPENSES:</u></b>			<b>\$415,517</b>	<b>\$425,346</b>	<b>\$427,564</b>	<b>\$2,218</b>	.5% Increase
<b><u>RESERVE ALLOCATIONS:</u></b>			<b>\$182,961</b>	<b>\$210,000</b>	<b>\$210,000</b>	<b>\$0</b>	No Increase
<b><u>TOTAL BUDGET:</u></b>			<b>\$598,478</b>	<b>\$635,346</b>	<b>\$637,564</b>	<b>\$2,218</b>	
<b>Surplus (Shortage)</b>			<b>2,112</b>	<b>2,218</b>	<b>0</b>		

<u>Unit</u>	<u># of Units</u>	<u>Owner %</u>	<u>Dues-2016</u>	<u>Dues - 2017</u>	<u>Delta</u>
2 SMALL	88	0.0039	\$199	\$199	\$0
2 LRG	88	0.0044	\$225	\$225	\$0
3	56	0.0048	\$245	\$245	\$0
		<u>100%</u>			