

STRAWBERRY FIELDS CONDOMINIUMS OWNERS ASSOCIATION, INC.

2018 BUDGET - 7.7% Revenue Increase

Effective January 1, 2018

INCOME:	MONTHLY DUES		2016	2017	2018	Delta	Comments / Dues Increase
	2 Bedroom Small	\$214	210,144	210,144	226,350	16,206	7.7%
	2 Bedroom Large	\$242	237,600	237,600	255,369	17,769	7.5%
	3 Bedroom	\$264	164,640	164,640	177,281	12,641	7.7%
TOTAL BASE DUES:			\$612,384	\$612,384	\$659,000	\$46,616	No Increase
OTHER OPER. INCOME:	GARAGES - 106 Units	\$18	20,320	20,352	22,896	2,544	12.5%
	INTEREST INCOME		10	10	0	(10)	
	KEY/CARD FEES		600	600	600	0	
	LATE FEE-NSF		2,750	2,750	4,000	1,250	Based on Actuals
	STORAGE UNITS		1,500	1,500	1,650	150	
GARAGE/MISC INCOME:			\$25,180	\$25,212	\$29,146	\$3,934	
TOTAL INCOME:			\$637,564	\$637,596	\$688,146	\$50,550	
OPERATING EXPENSES:	Accounting Fees		1,650	375	1,350	975	Full Audit
	Administration Costs		8,000	6,950	6,950	0	More emails, etc. - DO EFT!!
	Bad Debt		4,000	4,000	4,000	0	Best Guess
	Cable		450	431	456	25	Based on Actuals
	Carport Repair		1,000	500	500	0	New Carports 2017
	Clubhouse Maint		2,250	2,750	2,750	0	
	Concrete Repair		750	750	1,500	750	Includes small step repl.
	Electric		18,900	18,900	18,000	(900)	New lights helping - LED
	Fence/Wall Repair		750	750	1,800	1,050	
	Gas		4,128	4,000	4,000	0	
	Gate Maintenance		3,000	5,500	3,750	(1,750)	Based on Actuals
	General Mx and Repair		11,500	8,000	8,000	0	New paint/stucco, etc. 2016
	Gutter Repair		3,000	1,500	1,000	(500)	New Gutters 2016
	Insurance		59,850	70,000	75,000	5,000	Definite premium increase
	Janitorial		7,500	7,200	7,200	0	Based on actuals
	Landscaping		5,000	5,000	8,500	3,500	Dog pickup, misc. projects
	Lawn Contract		25,800	28,200	28,200	0	Actuals + extras
	Legal Expense		5,000	7,000	7,000	0	Non collections
	**Legal Reimb		(3,500)	(5,000)	(5,000)	0	Collection reimbursements
	Light Maint/Repair		6,000	3,500	3,500	0	Mult New LED Fixtures
	Management Fees		40,368	40,368	40,368	0	
	Painting		500	500	0	(500)	
	Pest Control		1,250	1,800	2,200	400	Raccoons, Wasps, Velociraptors
	Plumbing		3,000	5,500	5,500	0	Pressure Regulator Valves
	Pool/Spa Operations		8,000	8,000	8,000	0	Based on actuals
	Pool/Spa Repairs		750	1,000	750	(250)	
	Professional		1,500	1,500	2,500	1,000	Engineering Inspections
	Roof Repairs		15,000	0	0	0	New roofs 2016
	Clubhse/Pool Access		8,500	3,500	6,000	2,500	Better Security Company
	Siding/Stucco Repair		12,000	1,000	1,000	0	New paint and stucco rprs 2017
	Signs Repairs/Repl		550	550	400	(150)	
	Snow Removal		18,000	25,000	27,500	2,500	Multiple trips each storm
	Sprinkler Repair		2,250	2,250	2,250	0	Based on actuals
	Street Repair/Sweep		2,000	2,500	2,500	0	1 Sweep + pot holes
	Supplies		300	290	150	(140)	Based on actuals
	Telephone		1,900	3,000	2,500	(500)	Internet and Wifi in Lodge?
	Trash		17,700	18,000	18,500	500	Contract + extra pickups
	Tree Maintenance		1,500	1,500	1,500	0	
	Waste Water Cleanout		4,500	4,000	4,000	0	1st half 2018
	Water/Sewer		120,750	137,000	150,000	13,000	Based on Actuals
TOTAL OPER. EXPENSES:			\$425,346	\$427,564	\$454,074	\$26,510	
RESERVE ALLOCATIONS:			\$210,000	\$210,000	\$230,000	\$20,000	
TOTAL BUDGET:			\$635,346	\$637,564	\$684,074	\$46,510	
Surplus (Shortage)			2,218	32	4,072		

Unit	# of Units	Owner %	Dues-2017	Dues - 2018	Delta
2 SMALL	88	0.0039	\$199	\$214	\$15
2 LRG	88	0.0044	\$225	\$242	\$17
3	56	0.0048	\$245	\$264	\$19
		100%			