

Villas of Chestnut Creek Owners Association, Inc.

**Proposed Budget**

January 1, 2016 to December 31, 2016

	2015 Budget	2016 Budget
<b>INCOME</b>		
Assessment Fees	112,402	129,762
Cable TV Income	45,850	47,800
Interest Income		
Late Fee/Application Fee	600	
Miscellaneous Income		
Reserve Fees	34,340	34,831
<b>Total Income</b>	<b>193,192</b>	<b>212,393</b>
<b>2016 MAINTENANCE FEES:</b>		<b>150.00</b>
<b>EXPENSE</b>		
<b>Aministrative Expenses</b>		
Bank Service Charges	0	200
Bad Debt	2,000	2,000
Dues/Licenses/Permits	462	500
Insurance	6,200	5,890
Management Fees	14,160	14,160
Off Svc/Sup/Misc/Postage/Print	2,000	2,500
Prof. Fees - Audit & Tax Prep	1,200	200
Prof. Fees - Legal	5,000	5,000
<b>Total Administrative Expenses</b>	<b>31,022</b>	<b>30,250</b>
Contingency Fund	1,000	1,500
<b>Grounds Expenses</b>		
Irrigation Maint/Svc/Repairs	12,000	18,442
Landscape Chemicals	9,600	10,800
Landscape Contract	28,350	32,670
Landscape Svc/Replacement/Other	4,600	7,500
<b>Total Grounds Expenses</b>	<b>55,550</b>	<b>70,912</b>
<b>Maintenance Expenses</b>		
General Maintenance	5,345	2,000
<b>Total Maintenance Expenses</b>	<b>5,345</b>	<b>2,000</b>
<b>OTHER</b>		
Transfer to Reserves	34,340	34,831
<b>Total Other</b>	<b>34,340</b>	<b>34,831</b>
<b>Pool &amp; Recreation Expense</b>		
Bathhouse Cleaning	1,560	2,000
Pool Maint. Contract	3,575	4,000
Pool/Deck - Repairs/Svc	4,500	6,000
Shuffle Board -Maint/Repair/Svc	300	200
<b>Total Pool &amp; Recreation Expense</b>	<b>9,935</b>	<b>12,200</b>
<b>Utilities</b>		
Cable TV	45,850	47,800
Electric Usage	9,200	12,000
Water/Sewer	1,800	2,400
<b>Total Utilities</b>	<b>56,850</b>	<b>62,200</b>
<b>Total Expense</b>	<b>158,702</b>	<b>177,562</b>
Transfer to Reserves		<b>34,831</b>
<b>Total Expense + Reserve Funding</b>		<b>212,393</b>
	\$	91.64
	\$	33.76
	\$	24.60
	<b>\$</b>	<b>150.00</b>