

**McNeill Farms Condominium Association
2016 BUDGET**

INCOME

OPERATING ASSESSMENTS	\$ 1,802,933.00
ASSN MEMBERSHIP FEES	\$ 20,000.00
PREPAID INCOME	\$ 22,000.00
INTEREST INCOME	\$ 100.00
CLUBHOUSE RENTS	\$ 2,250.00
MISC. INCOME	\$ 600.00
LATE FEE INCOME	\$ 18,500.00
CABLE TV INCOME	\$ 17,000.00
TOTAL	\$ 1,883,383.00

EXPENSE

MANAGEMENT & ADMINISTRATIVE

COMBINED ADMINISTRATIVE	\$216,727.36
sub - total	\$ 216,727.36

UTILITIES

ELECTRIC	\$ 50,000.00
WATER/SEWER	\$ 345,000.00
TRASH REMOVAL	\$ 107,000.00
sub - total	\$ 502,000.00

SITE & SERVICE EXPENSES

LANDSCAPE CONTRACT	\$ 110,000.00
IRRIGATION MAINT	\$ 1,000.00
FIRE HYDRANT MAINT	\$ 1,500.00
SNOW REMOVAL	\$ 58,000.00
EXTERMINATING	\$ 6,000.00
TREE REMOVAL/TRIMMING	\$ 85,000.00
MISC. GROUNDS	\$ 6,000.00
sub - total	\$ 267,500.00

REPAIRS & MAINT

BLACKTOP REPAIR/MAINT	\$ 25,000.00
PLUMBING/DRAINS/SEWERS	\$ 6,000.00
METER CHECK (gas & electric)	\$ -
CONCRETE/SIDEWALKS/CURBS	\$ 6,000.00
ROOF REPAIRS	\$ 6,000.00
FENCE REPAIRS	\$ 18,500.00
BLDG REPAIRS	\$ 55,000.00
STOOP REPAIRS	\$ 15,000.00
GUTTERS & DOWNSPOUTS	\$ 9,000.00
SIGNAGE	\$ 3,000.00
ELEC. REPAIR / COMMON LIGHT	\$ 1,000.00
SUMP PUMP INSPECTION / REP	\$ 6,000.00
CHIMNEY CLEANING / INSPEC	\$ -
PAINTING	\$ 42,900.00
STRUCTURAL INSPECTIONS	\$ -
sub-total	\$ 193,400.00

CLUBHOUSE EXPENSE

PAYROLL	\$ 60,000.00
CH - HVAC	\$ 1,500.00
CH GAS	\$ 2,400.00
CH TELEPHONE	\$ 1,500.00
CH REPAIRS & MAINT	\$ 10,000.00
CH SUPPLIES	\$ 6,500.00
LICENSE/INSPECT FEES	\$ 600.00
ALARM SYSTEM	\$ 500.00
FITNESS EQUIP/RPR & MAINT	\$ 1,000.00
CABLE TV	\$ 1,100.00
POOL REPAIRS & MAINT	\$ 8,500.00
sub - total	\$ 93,600.00

SECURITY

SPECIAL DUTY OFFICERS	\$ 52,050.00
-----------------------	--------------

INS/TAX/FINANCIAL

PROPERTY & LIABILITY INS	\$ 140,000.00
INS. CLAIMS PAID	\$ 10,000.00
FEDERAL INCOME TAX	\$ 4,000.00
sub - total	\$ 154,000.00

TOTAL INCOME \$ 1,883,383.00

TOTAL EXPENSE \$ 1,479,277.36

TRANSFER TO RESERVES \$ 188,338.30

CAPITAL EXPENSES

FENCES	\$ 54,000.00
POOL/POOL FURNITURE	\$ 8,500.00
BLACKTOP/PAVING	\$ 98,000.00
CHIMNEYS	\$ 90,000.00
CH IMPROVEMENTS	\$ 1,500.00
FITNESS EQUIPMENTS	\$ 8,170.00
GUTTERS / DOWNSPOUTS	\$ 15,000.00
SHUTTERS	\$ 17,000.00
POPULAR LOAN PRINCIPAL	\$ 81,860.20
sub - total	\$ 374,030.20