

	A	B	O	P	Q	R
1	CARRIAGE GATE AT LITTLE SILVER					
2	BUDGET FOR 2018					39
3	FINAL			FULL		
4	10/10/2017		PROJECTED	OCCUPANCY	FINAL	BUDGET
5			ACTUAL	BUDGET	BUDGET	INCREASE
6		Account #	2017	2017	2018	(DECREASE)
7						
9				<i>Affordable per Month</i>		\$ 127
10	<b>INCOME</b>			<i>Market per Month</i>		\$ 380
11	Assessment Income	6310	\$ 151,475	\$ 153,552	\$ 153,563	\$ 11
12	TRANSITION ASSESSMENT		\$ -	\$ -	\$ 10,000	\$ 10,000
13	Late Fee Income	6340	\$ 516	\$ -	\$ -	\$ -
14	Legal Fee Reimbursement	6350	\$ 1,425	\$ -	\$ 1,500	\$ 1,500
15	Membership Fee Income	6351	\$ -	\$ -	\$ -	\$ -
16	Municipal Reimbursement	6353	\$ -	\$ -	\$ -	\$ -
17	Interest Income	6910	\$ 4	\$ -	\$ 5	\$ 5
18	LTR Interest Income	6911	\$ 81	\$ -	\$ 100	\$ 100
19	Deferred Maint Interest	6912	\$ 0	\$ -	\$ -	\$ -
20	Misc. Income	6920	\$ -	\$ -	\$ -	\$ -
21	Prior Year Surplus (Deficit)	6999	\$ -	\$ -	\$ 7,721	\$ 7,721
22						
23	<b>TOTAL INCOME</b>		\$153,500	\$153,552	\$ 172,889	\$ 19,337
24						\$ 19,337
25	<b>EXPENSES</b>					
26						
27	<b>General &amp; Administrative</b>					
28	Management Fees	7010	\$ 7,750	\$ 9,000	\$ 9,000	\$ -
29	Audit Fees	7140	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
30	Legal Fees	7160	\$ 500	\$ 1,000	\$ 1,000	\$ -
31	Legal - Collections	7161	\$ 1,425	\$ -	\$ 1,500	\$ 1,500
32	Engineering Fees	7170	\$ -	\$ -		\$ -
33	Postage and Mailings	7260	\$ 447	\$ -	\$ 460	\$ 460
34	Insurance	7280	\$ 35,480	\$ 36,757	\$ 37,562	\$ 805
35	Office Supplies	7320	\$ -	\$ 656	\$ -	\$ (656)
36	Printing & Reproduction	7400	\$ 473	\$ -	\$ 500	\$ 500
37	Other Taxes & Fees	7450	\$ 26	\$ -	\$ 50	\$ 50
38	Misc General & Admin	7890	\$ 353	\$ -	\$ 400	\$ 400
39	Bad Debt Expense	7990	\$ 2,518	\$ -	\$ 1,899	\$ 1,899
40	Transition from Sponsor		\$ -	\$ -	\$ 24,800	\$ 24,800
41	<b>Site Improvements</b>					
42	Landscaping	8510	\$ -	\$ 7,390	\$ -	\$ (7,390)
43						
44	<b>Utilities</b>					
45	Electricity	8910	\$ 5,718	\$ 4,000	\$ 5,833	\$ 1,833
46	Water & Sewer	8930	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
47						

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6		Account #	2017	2017	2018	(DECREASE)
7						
48	<b>Maintenance &amp; Repairs</b>					
49	Fire Suppression Monitors	9035	\$ 898	\$ -	\$ 1,000	\$ 1,000
50	General Repairs & Maint.	9110	\$ 891	\$ 2,455	\$ 1,500	\$ (955)
51	Roof Repairs	9110-001	\$ -	\$ -	\$ 500	\$ 500
52	Gutter Maint & Repair	9145	\$ -	\$ -	\$ 1,000	\$ 1,000
53	Plumbing Repairs - Common	9180	\$ -	\$ -	\$ 750	\$ 750
54	Janitorial Supplies	9200	\$ -	\$ -	\$ -	\$ -
55	Misc. Maintenance		\$ -	\$ -	\$ 250	\$ 250
56	Stormwater maintenance		\$ -	\$ 1,500	\$ 1,500	\$ -
57	<b>Site Improvements</b>					
58	Community Mulch	9575	\$ -	\$ -	\$ -	\$ -
59						
60	<b>Contract Services</b>					
61	Lawn Maintenance	9610	\$ 20,199	\$ 26,308	\$ 20,199	\$ (6,109)
62	Irrigation Maint & Repairs	9611	\$ 1,075	\$ 2,540	\$ 2,000	\$ (540)
63	Extermination	9750	\$ -	\$ -	\$ -	\$ -
64	Snow Removal	9800	\$ 29,231	\$ 21,660	\$ 21,000	\$ (660)
65	Janitorial Services	9850	\$ -	\$ -	\$ -	\$ -
66						
67	<b>Reserve Contributions</b>					
68	Deferred Maint Contribution	9909	\$ 3,689	\$ 3,180	\$ 3,180	\$ -
69	LT Reserve Contribution	9910	\$ 31,606	\$ 31,606	\$ 31,606	\$ -
70	LT Reserve Interest Contrib.	9911	\$ -	\$ -	\$ 100	\$ 100
71	Operating Contingency		\$ -	\$ 2,000	\$ 1,800	\$ (200)
72						
73	<b>TOTAL EXPENSES</b>		\$ 145,779	\$153,552	\$ 172,889	\$ 19,337
74						\$ 19,337