

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## 2018 Budget

Revised September 13, 2017

Income	2017 BUDGET	2018 BUDGET	VARIANCE
<b>ASSESSMENT INCOME</b>			
Operating Assessment	\$ 222,065.00	\$ 225,841.00	\$ 3,776.00
Reserve Assessment	\$ 79,300.00	\$ 79,300.00	\$ -
Recreational Assessment	\$ 159,120.00	\$ 162,864.00	\$ 3,744.00
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$ 460,485.00</b>	<b>\$ 468,005.00</b>	<b>\$ 7,520.00</b>
<b>MISCELLANEOUS INCOME</b>			
Rules Fines	\$ 1,500.00	\$ 1,500.00	\$ -
Late Fees	\$ 3,000.00	\$ 3,240.00	\$ 240.00
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$ 4,500.00</b>	<b>\$ 4,740.00</b>	<b>\$ 240.00</b>
<b>INTEREST INCOME</b>			
Reserve Interest	\$ 14,100.00	\$ 14,825.00	\$ 725.00
<b>TOTAL INTEREST INCOME</b>	<b>\$ 14,100.00</b>	<b>\$ 14,825.00</b>	<b>\$ 725.00</b>
<b>TOTAL ALL INCOME</b>	<b>\$ 479,085.00</b>	<b>\$ 487,570.00</b>	<b>\$ 8,485.00</b>

### PER UNIT MONTHLY FEE

	2017 BUDGET	2018 BUDGET	VARIANCE
Operating Assessment	118.62	120.64	2.02
Reserve Assessment	42.36	42.36	0.00
Recreational Assessment	85.00	87.00	2.00
<b>TOTAL MONTHLY ASSESSMENT FEE</b>	<b>245.98</b>	<b>250.00</b>	<b>4.02</b>

Expenses	2017 BUDGET	2018 BUDGET	VARIANCE
<b>ADMINISTRATIVE EXPENSES</b>			
Recording Secretary	\$ 675.00	\$ 675.00	\$ -
Office Supplies and Expenses	\$ 250.00	\$ 150.00	\$ (100.00)
Postage	\$ 1,175.00	\$ 1,000.00	\$ (175.00)
Printing	\$ 1,000.00	\$ 1,000.00	\$ -
Management Fee	\$ 18,612.00	\$ 18,984.00	\$ 372.00
Audit Fees	\$ 2,600.00	\$ 2,600.00	\$ -
Legal Fees	\$ 1,500.00	\$ 2,000.00	\$ 500.00
Bank Charges	\$ 1,200.00	\$ 1,300.00	\$ 100.00
Reserve Contribution	\$ 79,300.00	\$ 79,300.00	\$ -
Property Insurance	\$ 2,750.00	\$ 2,601.00	\$ (149.00)
Corporate Taxes	\$ 1,640.00	\$ 2,063.00	\$ 423.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 110,702.00</b>	<b>\$ 111,673.00</b>	<b>\$ 971.00</b>

<b>BUILDING MAINTENANCE EXPENSES</b>	<b>2017 BUDGET</b>	<b>2018 BUDGET</b>	<b>VARIANCE</b>
Exterior Staining	\$ 18,816.00	\$ 16,842.00	\$ (1,974.00)
Roof Repair	\$ 3,000.00	\$ 4,000.00	\$ 1,000.00
Soffit and Fascia	\$ 1,000.00	\$ 1,000.00	\$ -
Siding Repairs	\$ 2,000.00	\$ 2,000.00	\$ -
Gutter and Downspouts	\$ 5,500.00	\$ 6,300.00	\$ 800.00
Lighting Repairs	\$ 1,000.00	\$ 1,500.00	\$ 500.00
Wood Replacement	\$ 7,296.00	\$ 2,500.00	\$ (4,796.00)
Concrete Repairs	\$ 1,000.00	\$ 1,500.00	\$ 500.00
Tuckpointing/Addresses	\$ 2,500.00	\$ 3,000.00	\$ 500.00
Foundation Repairs	\$ 7,500.00	\$ 7,500.00	\$ -
Drainage System	\$ 7,000.00	\$ 10,000.00	\$ 3,000.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$ 56,612.00</b>	<b>\$ 56,142.00</b>	<b>\$ (470.00)</b>

<b>LANDSCAPE EXPENSES</b>	<b>2017 BUDGET</b>	<b>2018 BUDGET</b>	<b>VARIANCE</b>
Lawn Maintenance Service	\$ 61,100.00	\$ 64,929.00	\$ 3,829.00
Trees, Shrubs and Bushes	\$ 5,500.00	\$ 5,750.00	\$ 250.00
Snow Removal/Salting	\$ 39,975.00	\$ 39,975.00	\$ -
<b>TOTAL LANDSCAPE EXPENSES</b>	<b>\$ 106,575.00</b>	<b>\$ 110,654.00</b>	<b>\$ 4,079.00</b>

<b>OTHER EXPENSES</b>	<b>2017 BUDGET</b>	<b>2018 BUDGET</b>	<b>VARIANCE</b>
Trash Removal	\$ 44,076.00	\$ 44,237.00	\$ 161.00
Recreational Association	\$ 159,120.00	\$ 162,864.00	\$ 3,744.00
Bad Debts	\$ 2,000.00	\$ 2,000.00	\$ -
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 205,196.00</b>	<b>\$ 209,101.00</b>	<b>\$ 3,905.00</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 479,085.00</b>	<b>\$ 487,570.00</b>	<b>\$ 8,485.00</b>