

SCA 2017 Draft Budget Spreadsheet 1 - TomWhiting, GM

	Account	Description	2015 Budget	2016 Budget	2016 year end projection	2017
<b>Operating Accounts</b>						
<b>Income Accounts</b>						
	50-50000-00	GENERAL ASSESSMENTS	\$1,315,507.88	\$1,512,834.06	\$1,512,794.16	\$1,499,706.78
	50-50100-00	ELECTRIC CHARGEBACK - COMMON	\$472,252.00	\$553,690.45	\$553,690.45	\$400,000.00
	50-50150-00	UTILITY BILLING CHARGES	\$0.00	\$0.00	\$0.00	\$0.00
	50-50200-00	GAS CHARGEBACK	\$91,470.00	\$85,509.94	\$85,509.94	\$80,000.00
	50-50300-00	WATER CHARGEBACK	\$283,656.00	\$383,337.57	\$383,337.57	\$310,000.00
	50-50400-00	CABLE CHARGEBACK	\$0.00	\$0.00	\$0.00	\$0.00
	50-50500-00	LATE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00
	50-50550-00	INTEREST INCOME	\$18,000.00	\$55,966.03	\$45,724.65	\$40,000.00
	50-50560-00	REALIZED GAINS - INVESTMENTS	\$0.00	\$0.00	-\$76,627.80	\$0.00
	50-50600-00	BAD DEBTS	\$0.00	\$3,163.35	\$0.00	\$3,000.00
	50-50601-00	DISALLOWED BILLING CHARGES	\$0.00	\$0.00	\$0.00	\$0.00
	50-50700-00	IN UNIT MAINTENANCE FEES	\$0.00	\$1,200.00	\$0.00	\$1,500.00
	50-50800-00	MOVE-IN / MOVE-OUT FEES	\$7,500.00	\$11,427.27	\$6,200.00	\$6,000.00
	50-50810-00	PET FEE INCOME	\$0.00	\$655.00	\$0.00	\$0.00
	50-50820-00	MAILBOX KEY AND LOCK	\$225.00	\$714.55	\$500.00	\$500.00
	50-50830-00	PARKING PASS INCOME	\$1,300.00	\$1,309.09	\$775.00	\$1,000.00
	50-50840-00	UNIT RENTAL INCOME	\$30,000.00	\$21,272.73	\$0.00	\$0.00
	50-50845-00	GAIN / LOSS ON SALE OF CONDO UNITS	\$0.00	\$0.00	\$0.00	\$0.00
	50-50850-00	STORAGE ROOM RENTAL	\$0.00	\$0.00	\$0.00	\$0.00
	50-50900-00	MISCELLANEOUS INCOME	\$1,000.00	\$1,832.73	\$25.00	\$0.00
	50-53000-00	COMCAST CHECK	\$67,500.00	\$0.00	\$0.00	\$0.00
	50-54001-00	LEGAL FEE REIMBURSEMENTS	\$7,000.00	\$3,000.00	\$7,865.00	\$7,000.00
	50-58000-00	STORAGE ROOM KEYS	\$120.00	\$174.55	\$160.00	\$150.00
	50-58050-00	VENDING INCOME	\$50.00	\$0.00	\$0.00	\$0.00
	50-59999-00	PRIOR YEAR SURPLUS	\$211,851.88	\$235,853.17	\$0.00	\$180,000.00
New		RESERVE STUDY FUND TRANSFER		\$230,000.00		\$30,000.00
<b>Income Accounts Total</b>			<b>\$2,507,432.76</b>	<b>\$3,101,940.49</b>	<b>\$2,519,953.97</b>	<b>\$2,558,856.78</b>
<b>Expense Accounts</b>						
	70-70000-00	JANITORIAL CONTRACT	\$49,920.00	\$76,000.00	\$57,143.00	\$62,500.00
	70-70005-00	JANITORIAL SUPPLIES	\$200.00	\$500.00	\$200.00	\$500.00
	70-70010-00	GENERAL MAINTENANCE & REPAIRS	\$4,000.00	\$99,785.73	\$12,000.00	\$20,000.00
	70-70011-00	GENERAL MAINTENANCE SUPPLIES	\$45,000.00	\$26,000.00	\$22,390.00	\$28,500.00
	70-70012-00	UNIT REPAIRS	\$1,000.00	\$12,000.00	\$1,500.00	\$3,000.00
	70-70013-00	STAIRS / BALCONY REPAIRS & MAINTENANCE	\$0.00	\$12,000.00	\$100.00	\$12,000.00
	70-70014-00	CARPET MAINTENANCE AND REPAIR	\$250.00	\$250.00	\$121.00	\$300.00

70-70015-00	FIRE / SAFETY EQUIP REPAIRS & MAINT.	\$1,750.00	\$6,000.00	\$4,696.00	\$5,000.00
70-70016-00	GARAGE & DOOR REPAIRS & MAINTENANCE	\$0.00	\$150.00	\$1,092.69	\$150.00
70-70017-00	SCA UNITS - IMPROVEMENTS	\$20,000.00	\$20,000.00	\$1,837.07	\$5,000.00
70-70018-00	SCA UNITS - MAINTENANCE & ASSESSMENTS	\$10,000.00	\$10,000.00	\$900.00	\$8,500.00
70-70019-00	DRYER VENT CLEANING	\$0.00	\$0.00	\$0.00	\$0.00
70-70020-00	HVAC REPAIRS AND MAINTENANCE	\$40,000.00	\$86,503.45	\$46,046.00	\$50,000.00
70-70021-00	HOT WATER HEATER REPAIRS & MAINTENANCE	\$30,000.00	\$12,000.00	\$11,700.00	\$6,000.00
70-70022-00	LOCK & KEY REPAIRS & MAINTENANCE	\$100.00	\$900.00	\$102.00	\$450.00
70-70023-00	HVAC SUPPLIES	\$3,000.00	\$2,000.00	\$300.00	\$1,000.00
70-70024-00	BUILDING MAINTENANCE SUPPLIES	\$6,500.00	\$12,000.00	\$9,000.00	\$12,000.00
70-70025-00	ELECTRICAL REPAIRS	\$500.00	\$1,200	\$200	\$1,200
70-70026-00	LIGHTING SUPPLIES	\$2,000.00	\$20,000.00	\$4,000.00	\$4,500.00
70-70040-00	GROUNDS MAINTENANCE CONTRACT	\$60,000.00	\$60,000.00	\$43,920.00	\$60,000.00
70-70041-00	OTHER LANDSCAPING	\$10,000.00	\$30,000.00	\$32,000.00	\$20,000.00
70-70042-00	TREE MAINTENANCE	\$10,000.00	\$15,000.00	\$11,000.00	\$15,000.00
70-70043-00	GROUNDS / LANDSCAPING SUPPLIES	\$500.00	\$20,000.00	\$1,500.00	\$10,000.00
70-70050-00	SNOW REMOVAL	\$26,000.00	\$26,000.00	\$53,048.00	\$35,000.00
70-70051-00	SNOW REMOVAL SUPPLIES	\$11,000.00	\$15,000.00	\$2,500.00	\$2,500.00
70-70055-00	PLUMBING REPAIRS	\$7,500.00	\$7,500.00	\$2,000.00	\$10,000.00
70-70056-00	PLUMBING SUPPLIES	\$23,000.00	\$15,000.00	\$1,000.00	\$3,500.00
70-70060-00	TRASH REMOVAL	\$32,400.00	\$40,000.00	\$39,833.00	\$40,369.44
70-70065-00	SPECIAL TRASH PICKUP	\$2,500.00	\$3,000.00	\$1,000.00	\$2,000.00
70-70070-00	GUTTER & ROOF REPAIRS & MAINTENANCE	\$3,000.00	\$10,000.00	\$12,000.00	\$15,000.00
70-70075-00	PAINTING - EXTERIOR	\$150.00	\$2,500.00	\$650.00	\$2,500.00
70-70080-00	PEST CONTROL	\$12,000.00	\$12,000.00	\$11,325.00	\$11,500.00
70-70140-00	SECURITY SYSTEM REPAIRS & MAINTENANCE	\$1,500.00	\$1,500.00	\$0.00	\$500.00
70-71000-00	GAS	\$91,470.00	\$85,509.94	\$67,500.00	\$80,000.00
70-71010-00	ELECTRICITY	\$472,252.00	\$553,690.45	\$380,000.00	\$400,000.00
70-71020-00	WATER & SEWER	\$283,656.00	\$357,939.86	\$294,471.07	\$310,000.00
70-71030-00	TELEPHONE	\$2,000.00	\$2,300.00	\$1,684.02	\$2,100.00
70-71035-00	CABLE	\$1,200.00	\$1,500.00	\$1,036.08	\$2,400.00
70-71040-00	SECURITY SYSTEM CONTRACT	\$75,000.00	\$100,000.00	\$100,000.00	\$120,000.00
70-71045-00	ANSWERING SERVICE	\$0.00	\$720.00	\$843.00	\$720.00
70-72000-00	INCOME TAXES	\$20,000.00	\$104,000.00	\$32,210.00	\$32,000.00
70-72010-00	LICENSE FEES	\$1,500.00	\$1,500.00	\$800.00	\$1,000.00
70-72020-00	DUES & SUBSCRIPTIONS	\$450.00	\$805.41	\$1,665.75	\$1,700.00
70-72025-00	PROPERTY TAXES	\$5,200.00	\$5,200.00	\$4,578.28	\$5,200.00
70-72340-00	POSTAGE	\$4,200.00	\$4,200.00	\$900.00	\$4,000.00
70-73000-00	INSURANCE	\$94,000.00	\$86,927.70	\$86,927.76	\$79,666.00
70-73500-00	PAYROLL EXPENSES	\$198,640.00	\$202,763.00	\$218,475.90	\$224,203.20
70-73501-00	EMPLOYER PAYROLL TAXES	\$20,000.00	\$17,174.20	\$18,644.35	\$19,371.98
70-73502-00	HEALTH INSURANCE	\$4,100.00	\$12,000.00	\$17,300.00	\$24,210.48
70-73503-00	EMPLOYEE UNIFORMS	\$300.00	\$300.00	\$216.00	\$500.00
70-73504-00	EMPLOYEE BONUS	\$6,200.00	\$9,000.00	\$9,000.00	\$4,000.00
70-73509-00	IT CONSULTANT - OFFICE SUPPORT	\$10,000.00	\$26,000.00	\$29,500.00	\$7,000.00

70-74000-00	LEGAL FEES - GENERAL	\$130,000.00	\$100,000.00	\$41,000.00	\$40,000.00
70-74002-00	LEGAL FEES - COLLECTION	\$20,000.00	\$18,000.00	\$24,815.50	\$30,000.00
70-74005-00	PENDING LITIGATION SETTLEMENTS	\$0.00	\$0.00	\$0.00	\$10,000.00
70-74020-00	COPIES & PRINTING	\$2,200.00	\$2,500.00	\$500.00	\$2,000.00
70-74080-00	AUDIT & TAX RETURN PREPARATION	\$20,000.00	\$6,500.00	\$31,053.81	\$20,000.00
70-74090-00	RESERVE STUDY	\$250.00	\$0.00	\$6,450.00	\$0.00
70-74500-00	ENGINEERING CONSULTANT	\$20,000.00	\$25,000.00	\$9,565.00	\$0.00
70-75000-00	COMMITTEE & BOARD EXPENSES	\$1,200.00	\$1,200.00	\$100.00	\$750.00
70-75300-00	MISC. OFFICE EXPENSE	\$2,000.00	\$0.00	\$33,600.00	\$1,500.00
70-75305-00	OFFICE EQUIPMENT REPAIRS & MAINTENANCE	\$500.00	\$0.00	\$306.05	\$250.00
70-75310-00	BANK CHARGES	\$500.00	\$0.00	\$0.00	\$0.00
70-75320-00	WEBSITE	\$1,500.00	\$3,000.00	\$1,530.05	\$3,000.00
70-76000-00	MANAGEMENT FEES	\$20,000.00	\$20,592.00	\$20,592.00	\$21,415.68
70-79500-00	LOAN PAYMENTS - INTEREST	\$55,000.00	\$43,194.67	\$44,769.69	\$41,000.00
70-79505-00	LOAN PAYMENTS - PRINCIPAL	\$95,000.00	\$188,197.74	\$155,560.27	\$195,000.00
70-79510-00	DEBT SERVICE & FEES	\$25,000.00	\$25,000.00	\$0.00	\$0.00
70-80000-00	MASTER ASSOC FEES	\$1,900.00	\$1,000.00	\$1,314.00	\$1,400.00
70-90000-00	REPLACEMENT RESERVES	\$342,000.00	\$360,000.00	\$360,000.00	\$371,000.00
70-90001-00	REINVESTED INTEREST	\$18,000.00	\$0.00	\$45,724.65	\$40,000.00
70-96000-00	CONTINGENCY RESERVE	\$48,444.76	\$29,109.64	\$0.00	\$0.00
70-99999-00	NOT IN USE	\$0.00	\$0.00	\$0.00	\$0.00
New	BUSINESS CONSULTANCY		\$46,000.00	\$17,820.00	\$15,000.00
<b>Expense Accounts Total</b>		<b>\$2,507,432.76</b>	<b>\$3,095,613.79</b>	<b>\$2,445,546.99</b>	<b>\$2,558,856.78</b>
<b>Operating Accounts Net</b>		<b>\$0.00</b>	<b>\$6,326.70</b>		

2 bedroom \$ 255.69  
3 bedroom \$ 288.53

\$1,499,706.78 Projected Budget for 2017