

THE CROSSINGS AT COLUMBIA POINT

2017 BUDGET		2016 End of Year	2017 Proposed Budget
INCOME			
	HOA Dues	\$ 69,565.00	\$ 70,200
	Prior Year Surplus Funds	\$ 1,057.00	\$ 3,794
	Block Fence Repayment		\$ 6,436.80
TOTAL INCOME		\$ 70,622.00	\$ 80,431
Line Item	Category		
100	Required Operating Expenditures		
110	Management	\$ 9,360.00	9,460
120	Insurance	\$ 9,621.00	9,751
130	Common Area Utilities	\$ 11,044.88	11,257
140	Landscaping Contract	\$ 9,970.62	10,282
160	Common Area Services	\$ 4,150.86	8,744
170	Maintenance / Repairs	\$ 2,680.90	4,500
	Required Operating Expenditures Total	\$ 46,828.26	\$ 53,994
200	Required Reserve Expenditures		
210	Near Term Annual Deposit (0-5 Year Reserves)	\$ -	-
220	Long Term Annual Deposit (6-30 Year Reserves)	\$ 20,000.00	\$ 20,000
	Required Reserve Expenditures Total	\$ 20,000.00	\$ 20,000
300	Total Required Expenditures	\$ 66,828	\$ 73,994
400	Surplus/Repayment of Fence Cost	\$ 3,794	\$ 6,437
500	Total Projected 2017 Expenditures	\$ -	\$ 80,431
600	Total per Unit		\$ 2,555
700	2017 Unit Monthly Cost		\$ 213

Suggested future Reserve increases.		Remaining Expenses/mo Est.+3% inflation	Total Dues Per Month	Total Annual Contribution
Reserves Per Unit per month				
2017	\$ 55.56	\$ 157	\$ 213	\$ 20,000
2018	\$ 70.00	\$ 143	\$ 213	\$ 25,200
2020	\$ 80.00	\$ 147	\$ 227	\$ 28,800
2022	\$ 95.00	\$ 152	\$ 247	\$ 34,200
2024	\$ 105.00	\$ 156	\$ 261	\$ 37,800

2017 Reserve Projection

Beginning Balance	\$	163,747.96	
2017 Budgeted reserves contribution	\$	20,000.00	
2017 Budgeted reserve expenditures	\$	6,436.80	1/2 of wall construction cost
Ending Balance	\$	190,184.76	