

THE CROSSINGS AT COLUMBIA POINT				
	2018 BUDGET		2017 End of Year	2018 Proposed Budget
INCOME				
	HOA Dues		\$ 70,895.20	\$ 70,200
	Prior Year Surplus Funds		\$ 3,794.00	\$ -
	Block Fence Repayment		\$ 6,436.80	\$ 6,437
	TOTAL INCOME		\$ 81,126.00	\$ 76,637
Line Item	Category			
6110	Capital Improvements/Block Fence		\$ 19,260.00	
100	Required Operating Expenditures			
110	Management		\$ 9,227.27	9,450
120	Insurance		\$ 9,652.00	9,695
130	Common Area Utilities		\$ 10,891.94	10,955
140	Landscaping Contract		\$ 10,178.04	12,420
160	Common Area Services		\$ 14,248.62	3,744
170	Maintenance / Repairs		\$ 5,131.86	3,936
	Required Operating Expenditures Total		\$ 59,329.73	\$ 50,200
200	Required Reserve Expenditures			
210	Near Term Annual Deposit (0-5 Year Reserves)		\$ -	-
220	Long Term Annual Deposit (6-30 Year Reserves)		\$ 8,156.00	\$ 20,000
	Required Reserve Expenditures Total		\$ 8,156.00	\$ 20,000
300	Total Required Expenditures		\$ 86,746	\$ 70,200
400	Surplus/Repayment of Fence Cost		\$ -	\$ 6,437
500	Total Projected 2017 Expenditures		\$ 86,746	\$ 76,637
600	Total per Unit			\$ 2,555
700	2017 Unit Monthly Cost			\$ 212.88

Includes two shrub prunings in 2018
2017 actuals Includes above avg.
snow removal

Suggested future Reserve increases.		Remaining Expenses/mo Est.+3% inflation		Total Dues Per Month	Total Annual Contribution
	Reserves Per Unit per month				
2018	\$ 55.56	\$ 157	\$ 213	\$ 20,000	
2020	\$ 80.00	\$ 162	\$ 242	\$ 28,800	
2022	\$ 95.00	\$ 167	\$ 262	\$ 34,200	
2024	\$ 105.00	\$ 172	\$ 277	\$ 37,800	

2018 Reserve Projection

Beginning Balance	\$ 172,024.71
2018 Budgeted reserves contribution	\$ 26,437.00
2018 Budgeted reserve expenditures Building Trim Painting	\$ (5,500.00)
Ending Balance	\$ 192,961.71