

**TownHomes AT Ludlow Bay Association
Budget FY July 1, 2017 - June 30, 2018**

					FY2017-18	
	July - Sept	Oct - Dec	Jan- Mar	Apr- June	Total	FY 2016-2017
Owner Assessments	18,750	18,750	18,750	18,750	75,000	75,015
Expenses						
a Accounting	240	240	240	240	960	741
b Bank charges	36	36	36	36	144	139
c Cable TV	3,725	3,725	3,725	3,725	14,900	13,644
d Electricity	255	275	300	255	1,085	821
e Waste Disposal	1,785	1,785	1,785	1,785	7,140	7,074
f Insurance	1,000	-	-	-	1,000	888
g Landscape	6,500	6,500	6,000	6,500	25,500	19,496
h Professional Services	375	375	375	375	1,500	933
i License	-	-	-	10	10	10
j Postage & Office	100	50	50	50	250	157
k Repair & Maintenance	5,000	3,000	3,000	4,000	15,000	11,331
l Fire System Monitor	692	692	692	692	2,768	2,767
m Water	400	400	144	350	1,294	922
n Fire System Testing	1,570			803	2,373	-
	<u>21,678</u>	<u>17,078</u>	<u>16,347</u>	<u>18,821</u>	<u>71,551</u>	<u>58,923</u>
Net Operating	(2,928.00)	1,672.00	2,403.00	(71.00)	3,449.00	16,092.22

Cash on hand as of 6/30/2017- \$86,220.88

Notes:

- a** Accounting for FY 2017-2018 will be done by Anderson Accounting at a rate of \$70/hr.
- b** Bank charges are for Kitsap Bank related to providing details on deposits to our account
- c** Cable based on current monthly billing of \$1240.38
- d** Electricity is for heaters in the mechanical rooms for the controls of the fire sprinkler systems. Amount is based on prior year expense.
- e** Waste Disposal is based on current charges of \$593.67 per month which is 2 pickups per week at south dumpster and 1 pickup per week at North dumpster.
- f** Directors liability insurance and general liability insurance.
- g** Landscape maintenance includes labor, plants, flowers, compost, bark, irrigation parts, supplies, leaf blowing, tree trimming by arborist.
Alice submits her bills based on an annual agreement with specified monthly billable amounts.
- h** Professional Services includes legal assistance, web site fees and other consulting to be used as needed.
- i** License fee is an annual state license fee required for non-profit organizations
- j** PO box rental, postage, office supplies and costs associated with annual owner meeting.
- k** Repair & Maintenance for FY 2017-2018 includes moss removal from roofs, gutter cleaning, power washing sidewalks and driveways, irrigation system repair, fence stain/seal, repair, Propane tank inspection, propane regulator inspection and replacement for units 38-50, and other items as needed.
- l** Fire alarm monitoring by Fire Protection Inc.
- m** Water is landscape sprinkler system through out townhomes.
- n** Fire System Testing: Mechanical room inspections and individual home sprinkler inspection.