

FARRWOOD GREEN II BUDGET: APRIL 1 - MARCH 31					
		2017/2018	2017/2018	2018/2019	2018/2019
			ACTUALS as of	7750=73 mth	5682=105 mth
		Budget	02/28/18	payback	payback
				Budget	Budget
<b>INCOME:</b>					
	<b>CONDOMINIUM FEE INCOME</b>	<b>\$310,900.00</b>	<b>\$284,640.96</b>	<b>\$310,900.00</b>	<b>\$286,078.00</b>
	OTHER FEES	\$0.00	\$45.94	\$0.00	\$0.00
	OPER.ACCOUNT INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
	<b>TOTAL INCOME</b>	<b>\$310,900.00</b>	<b>\$284,686.90</b>	<b>\$310,900.00</b>	<b>\$286,078.00</b>
<b>EXPENSES:</b>					
<b>ADMINISTRATIVE</b>					
	OFFICE SUPPLIES	\$908.00	\$1,064.61	<b>\$1,100.00</b>	<b>\$1,100.00</b>
	AUDIT FEE	\$2,500.00	\$2,300.00	\$2,500.00	\$2,500.00
	LEGAL ASSOCIATION FEES	\$1,500.00	<b>\$0.00</b>	<b>\$1,200.00</b>	<b>\$1,200.00</b>
	LEGAL UNIT OWNER FEES	\$0.00	\$305.86	\$0.00	\$0.00
	ENGINEERING	\$5,000.00	\$3,000.00	\$0.00	\$0.00
	<b>MANAGEMENT</b>	<b>\$25,992.00</b>	<b>\$23,826.00</b>	<b>\$27,804.00</b>	<b>\$27,804.00</b>
	ANNUAL MTG EXPENSES	\$800.00	\$1,189.85	<b>\$1,000.00</b>	<b>\$1,000.00</b>
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$36,700.00</b>	<b>\$31,686.32</b>	<b>\$33,604.00</b>	<b>\$33,604.00</b>
<b>UTILITIES:</b>					
	STREET LIGHTING (Main Road)	\$2,500.00	\$2,715.04	\$2,750.00	\$2,750.00
	SECURITY LIGHTING (Common)	\$2,500.00	\$2,373.98	\$2,500.00	\$2,500.00
	WATER/BACKFLOW TESTING REPAIRS	\$3,600.00	\$3,088.46	<b>\$3,100.00</b>	<b>\$3,100.00</b>
	<b>TOTAL UTILITIES</b>	<b>\$8,600.00</b>	<b>\$8,177.48</b>	<b>\$8,350.00</b>	<b>\$8,350.00</b>
<b>BUILDINGS:</b>					
	GUTTER CLEANING	\$5,000.00	\$3,600.00	\$5,000.00	\$5,000.00
	TERMITE CONTROL	\$2,900.00	\$4,844.00	<b>\$3,600.00</b>	<b>\$3,600.00</b>
	FOUNDATION REPAIR	\$1,500.00	\$3,160.54	\$1,200.00	\$1,200.00
	MASONRY REPAIRS	\$3,500.00	\$1,200.00	<b>\$3,000.00</b>	<b>\$3,000.00</b>
	DECK REPAIRS	\$5,000.00	\$4,270.00	<b>\$5,500.00</b>	<b>\$5,500.00</b>
	ELECTRICAL REPAIRS	\$1,000.00	\$2,591.86	<b>\$1,800.00</b>	<b>\$1,800.00</b>
	SUMP PUMP	\$300.00	\$0.00	\$300.00	\$300.00
	MISC. REPAIRS	\$7,000.00	\$13,549.22	\$7,000.00	\$7,000.00
	<b>TOTAL BUILDINGS</b>	<b>\$26,200.00</b>	<b>\$33,215.62</b>	<b>\$27,400.00</b>	<b>\$27,400.00</b>
<b>GROUNDS:</b>					
	SPRINKLER REPAIRS	\$1,000.00	\$2,986.57	<b>\$1,600.00</b>	<b>\$1,600.00</b>
	LANDSCAPING	\$30,000.00	\$34,659.00	\$30,000.00	\$30,000.00
	MISC. GROUNDS	\$3,300.00	\$6,895.00	\$3,000.00	\$3,000.00
	SNOW REMOVAL	\$35,000.00	\$28,080.00	\$35,000.00	\$35,000.00
	MAIN ROAD (PORTION ) SNOW	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00
	ARBORIST	\$2,500.00	\$8,005.00	<b>\$1,200.00</b>	<b>\$1,200.00</b>
	<b>TOTAL GROUNDS</b>	<b>\$74,200.00</b>	<b>\$80,625.57</b>	<b>\$73,200.00</b>	<b>\$73,200.00</b>
<b>TAXES/RESERVES/INSURANCE:</b>					
	<b>INSURANCE</b>	<b>\$52,000.00</b>	<b>\$44,129.53</b>	<b>\$55,146.00</b>	<b>\$55,146.00</b>
	TAXES	\$200.00	\$0.00	\$200.00	\$200.00
	RESERVE CONTRIBUTIONS	\$20,000.00	\$18,250.00	\$20,000.00	\$20,000.00
	<b>TOTAL INS/TAXES/RESERVE</b>	<b>\$72,200.00</b>	<b>\$62,379.53</b>	<b>\$75,346.00</b>	<b>\$75,346.00</b>
<b>LOAN PAYBACK:</b>					
	LOAN PAYBACK(PRINCIPAL)	\$93,000.00	\$85,250.00	<b>\$69,940.04</b>	<b>\$44,494.91</b>
	LOAN PAYBACK(INTEREST)	\$0.00	\$0.00	<b>\$23,059.96</b>	<b>\$23,683.09</b>
	<b>TOTAL LOAN</b>	<b>\$93,000.00</b>	<b>\$85,250.00</b>	<b>\$93,000.00</b>	<b>\$68,178.00</b>
	<b>TOTAL ALL EXPENSES</b>	<b>\$310,900.00</b>	<b>\$301,334.52</b>	<b>\$310,900.00</b>	<b>\$286,078.00</b>
	<b>SURPLUS</b>	<b>\$0.00</b>	<b>-\$16,647.62</b>	<b>\$0.00</b>	<b>\$0.00</b>