

WELLINGTON NEIGHBORHOOD ASSOC.
Profit & Loss Operating Budget Overview
 January through December 2017

Accrual Basis

	Jan - Dec 17	NOTES
Ordinary Income/Expense		
Income		
Association Dues Monthly	156,836.16	\$55.38/month dues per unit (Operating); does not include \$13.12 per unit Reserve contribution for a total monthly assessment of \$68.50 per unit
Total Income	156,836.16	
Expense		
Bank Service Charges	120.00	
Insurance		
Crime Fidelity Policy	400.00	
Liability Policy	3,220.00	
Directors and Officers Policy	240.00	
Total Insurance	3,860.00	
Landscape		
Test Backflow Devices	2,930.00	
Aerate	1,760.00	
Fertilize grass	1,300.00	
Fertilize trees/shrubs	1,170.00	
Gardening Labor	3,380.00	
Irrigation startup	3,900.00	
Irrigation system blow	4,750.00	
General Landscape Maintenance	8,020.00	
Landscape supplies	2,034.40	
Noxious Weed Destruction	1,200.00	
Sprinkler repairs	11,440.00	
Total Landscape	41,884.40	Reflects estimates from Thetford & ASAP
Licenses and Permits	40.00	
Neighborhood Events		
BOD & DRC Meetings	200.00	
Halloween	50.00	
Neighborhood Garage Sale	30.00	
Annual Election	300.00	
Beautification Day	325.00	
Semi-Annual Meetings	100.00	
Total Neighborhood Events	1,005.00	
Office Expenses		
Phone	240.00	
Storage Space	660.00	
Office Supplies	240.00	
Computer & Office Hardware	200.00	
Printing and Reproduction	480.00	
Software	260.00	

	Jan - Dec 17	NOTES
Total Office Expenses	2,080.00	
Pet Maintenance	1,700.00	Expenses for poop bags and new dispensers
Postage and Delivery	500.00	
Professional Fees		
Board & Owner Education	200.00	
Accounting	200.00	
Management Fees	23,500.00	New Management company begins 1/1/17
Legal Fees	2,000.00	Fees for potential Declaration revision
Total Professional Fees	25,900.00	
Repairs	1,000.00	
Snow Removal		
Plow Alleys/Guest Parking	32,704.00	Reflects estimate from All Phase
Snow Plow Extra	4,000.00	
Snow removal sidewalks	13,977.50	Reflects estimate from Orso Skill Services
Total Snow Removal	50,681.50	
Utilities		
Electric	1,050.00	
Water	17,000.00	Expenses of rising water costs, added zones
Total Utilities	18,050.00	
Total Expense	146,820.90	
Net Ordinary Income	10,015.26	
Net Income	10,015.26	Cushion to offset new LP variables that are difficult to predict or estimate