Club Cottages Budget 2018

				Actual	Actual	Proposed	Proposed
Income	**Developer**	**3 Bedroom**	**4 Bedroom**	**2016**	**2017**	**2018**	**2019**
Dues-including sewer/water		$11,692.02	$11,805.98	$18,698.00	$27,518.00	$18,698.00	$ 23,498.00
Developer-Dues	$ 3,990.00					$ 3,990.00	$ 4,410.00
Developer-Payments							
Smith	$ 420.00					$ 420.00	
Special assessment income					$14,400.00		
Attorney fees							
Total Gross Income				$18,698.00	$41,918.00	$23,108.00	$ 27,908.00
ACCT							
Expenses							
Management ($55/unit)				$ 2,030.00	$ 2,040.00	$ 2,400.00	$ 2,640.00
Skyland Metro District		$ 1,524.72	$ 1,593.84	$ 3,118.56	$ 3,118.56	$ 3,118.56	$ 3,118.56
East River Sanitation		$ 987.84	$ 1,032.68	$ 2,020.52	$ 2,020.52	$ 2,020.52	$ 2,020.52
Trash				$ 1,198.52	$ 1,678.33	$ 1,300.00	$ 1,700.00
Snow				$ 2,562.75	$ 5,573.28	$ 3,500.00	$ 3,500.00
Roof Snow Removal					$ 6,210.00	$ -	$ 2,000.00
Grounds Maintenance Duplexes				$ 3,957.99	$ 5,896.79	$ 4,000.00	$ 4,800.00
Insurance				$ 954.00	$ 929.00	$ 1,000.00	$ 1,100.00
Accounting				$ 267.00	$ 275.00	$ 320.00	$ 320.00
Bank Charges					$ 61.71		
Gen Maint/ Repair				$ 555.00	$ 1,387.50	$ 2,500.00	$ 10,000.00
Supplies for Gen Maint					$ 135.69	$ 500.00	$ 500.00
Miscellaneous				$ 97.00	$ 115.00	$ 100.00	$ 125.00
Garden Care				$ 842.00	$ 675.00	$ 500.00	$ 800.00
Sewer line repair					$ 5,973.65	$ 1,900.00	$ -
Tree care/common area open space				$ 134.47			
Extra yard watering					$ 204.00	$ 400.00	$ 500.00
Total				$17,737.81	$36,294.03	$23,559.08	$ 33,124.08
Reserve				$ 960.19	$ 5,623.97	$ (451.08)	$ (5,216.08)
	Developer income (Divine)						
	prorated share of insurance						
	21 out of 25 lots						
Increase PR Management Fees to $55/unit 2019=$2,640							