

<b>MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION 2017 APPROVED BUDGET</b>	<b>2014 ACTUAL YEAR END</b>	<b>2015 ACTUAL YEAR END</b>	<b>2016 APPROVED BUDGET</b>	<b>2016 AS OF 10/31/2016</b>	<b>2017 APPROVED BUDGET</b>	<b>% DIFF. 16 VS. 17 APPR. BUDGET</b>
<b>* INCOME *</b>	190 UNITS (5)	190 UNITS (5)	190 UNITS (5)	190 UNITS (5)	190 UNITS (5)	
06310-000 General Assessments	\$221,282	\$221,282	\$221,281	\$221,282	\$227,916	3.0%
06350-000 Late Fees	\$25	\$380	\$200	\$349	\$250	25.0%
06360-000 Collection Cost Reimburs.	\$662	\$0	\$200	\$2,693	\$200	0.0%
06430-000 Interest	\$394	\$432	\$400	\$417	\$400	0.0%
06900-000 Miscellaneous Income	(\$2,452)	\$35	\$100	\$0	\$0	-100.0%
<b>Total Income</b>	<b>\$219,911</b>	<b>\$222,129</b>	<b>\$222,181</b>	<b>\$224,742</b>	<b>\$228,766</b>	3.0%
<b>* EXPENSES *</b>						
<b>GENERAL &amp; ADMINISTRATIVE</b>						
07140-000 Accounting and Audit	\$2,250	\$2,650	\$2,650	\$200	\$2,650	0.0%
07142-000 Architectural Inspections	\$4,091	\$4,211	\$4,300	\$3,876	\$4,300	0.0%
07160-000 Bad Debt	\$15	\$0	\$200	\$0	\$200	0.0%
07165-000 Bank Charges	\$210	\$260	\$300	\$335	\$400	33.3%
07170-000 CICB Fees (4)	\$248	\$120	\$200	\$121	\$150	-25.0%
07285-000 Taxes - Federal	\$0	\$0	\$500	\$0	\$500	0.0%
07286-000 Taxes - State	\$0	\$0	\$300	\$0	\$300	0.0%
07300-000 Insurance	\$2,949	\$2,999	\$3,700	\$2,020	\$4,300	16.2%
07305-000 Legal - General	\$8,626	\$4,782	\$4,000	\$3,836	\$3,500	-12.5%
07310-000 Legal-Collections	\$4,204	\$2,842	\$3,500	\$3,542	\$3,500	0.0%
07320-000 Management Fee	\$40,736	\$40,736	\$41,551	\$34,626	\$41,551	0.0%
07330-000 Miscellaneous	\$46	\$0	\$100	\$350	\$131	31.0%
07405-000 Website	\$0	\$880	\$1,000	\$964	\$1,000	0.0%
07410-000 Office Supplies	\$1,842	\$1,940	\$2,000	\$1,674	\$2,000	0.0%
07420-000 Permits/Licenses	\$25	\$25	\$50	\$25	\$50	0.0%
07425-000 Postage/Delivery	\$1,530	\$1,165	\$2,000	\$642	\$1,800	-10.0%
07430-000 Printing/Copying	\$2,355	\$1,849	\$2,300	\$973	\$2,300	0.0%
07431-000 Resale Preparation	\$0	\$0	\$200	\$0	\$200	0.0%
07455-000 Secretarial	\$2,458	\$2,369	\$2,800	\$540	\$2,500	-10.7%
<b>Total Gen. &amp; Administrative</b>	<b>\$71,584</b>	<b>\$66,828</b>	<b>\$71,651</b>	<b>\$53,725</b>	<b>\$71,332</b>	-0.4%
<b>UTILITIES</b>						
08910-000 Electricity	\$2,162	\$2,145	\$2,172	\$1,770	\$2,172	0.0%
<b>Total Utility Expense</b>	<b>\$2,162</b>	<b>\$2,145</b>	<b>\$2,172</b>	<b>\$1,770</b>	<b>\$2,172</b>	0.0%
<b>MAINTENANCE</b>						
09060-000 General Maintenance (1)	\$3,274	\$2,781	\$3,000	\$1,050	\$3,000	0.0%
09061-000 Grounds Maintenance (2)	\$8,320	\$9,686	\$15,299	\$4,510	\$13,500	-11.8%
09093-000 Tree Work	\$7,385	\$9,707	\$15,000	\$4,060	\$15,000	0.0%
<b>Total Maintenance Expenses</b>	<b>\$18,978</b>	<b>\$22,174</b>	<b>\$33,299</b>	<b>\$9,620</b>	<b>\$31,500</b>	-5.4%

	2014 ACTUAL YEAR END	2015 ACTUAL YEAR END	2016 APPROVED BUDGET	2016 AS OF 10/31/2016	2017 APPROVED BUDGET	% DIFF. 16 VS. 17 APPR. BUDGET
<b>CONTRACTS</b>						
09630-000 Grounds Contract (3)	\$32,504	\$32,664	\$33,804	\$30,495	\$33,804	0.0%
09660-000 Snow Removal Contract	\$9,365	\$9,090	\$5,000	\$6,770	\$5,000	0.0%
09665-000 Trash Removal Contract	\$40,755	\$40,755	\$40,755	\$33,963	\$43,320	6.3%
09670-000 Doody Calls Contract	\$1,795	\$2,271	\$2,600	\$1,548	\$2,600	0.0%
<b>Total Contracts</b>	<b>\$84,419</b>	<b>\$84,780</b>	<b>\$82,159</b>	<b>\$72,775</b>	<b>\$84,724</b>	3.1%
<b>RESERVE DEPOSITS</b>						
00000-000 Total Reserve Year End Balance	\$261,254	\$185,522	\$215,522	\$218,220	\$253,720	See note 6
09905-000 Replacement Reserve Contrib	\$38,100	\$30,000	\$30,000	\$30,000	\$35,500	18.3%
09906-000 Int Cont Repl Res	\$394	\$432	\$400	\$185	\$400	0.0%
09910-000 Operating Reserve Contribution	\$2,500	\$2,500	\$2,500	\$2,500	\$3,138	25.5%
<b>Total Reserve Contributions</b>	<b>\$40,994</b>	<b>\$32,932</b>	<b>\$32,900</b>	<b>\$32,685</b>	<b>\$39,038</b>	18.7%
<b>TOTAL EXPENSES</b>	<b>\$218,138</b>	<b>\$208,859</b>	<b>\$222,181</b>	<b>\$170,576</b>	<b>\$228,766</b>	3.0%
<b>NET</b>	<b>\$1,773</b>	<b>\$13,270</b>	<b>\$0</b>	<b>\$54,165</b>	<b>\$0</b>	
<b>Association Fee Increase:</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>		<b>2017</b>	
<i>% Increase from Previous Year</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>		<i>3%</i>	
<b>Quarterly Fee</b>	<b>\$291.16</b>	<b>\$291.16</b>	<b>\$291.16</b>		<b>\$299.89</b>	
(1) General Maintenance Includes: expenses for maintenance of common elements (retaining walls, railing, etc) due to wear, age and abuse.						
(2) Grounds Maintenance Includes: expenses for improvements, enhancements of landscape not covered by Landscape contract.						
(3) Grounds Contract Includes: expenses associated with the contract to maintain common area, turf, front yards, shrubs & trees (Brickman).						
(4) CICB annual fees paid to the Common Interest Community Board based on 2008 legislative changes.						
(5) Assessments are for 190 units						
(6) \$253,720 includes current reserves \$218,220 + FY17 contributions (\$35,500).						