

FY 2018 approve 8 mth actual y.e. projected FY 2019 draft

INCOME

| | | | | |
|---------------------|---------------|---------------|---------------|---------------|
| Condo fee | 243800 | 173761 | 243800 | 243800 |
| Interest | 180 | 96 | 180 | 180 |
| Total Income | 243980 | 173857 | 243980 | 243980 |

ADMINISTRATIVE

| | | | | |
|-----------------------------|--------------|--------------|--------------|--------------|
| 63154 Zerox/Postage | 2000 | 1013 | 1520 | 2000 |
| 63200 Management Fee | 21859 | 14148 | 21859 | 22515 |
| 63500 Audit | 1600 | 1500 | 1500 | 1600 |
| 63606 Robo Call | 230 | 228 | 228 | 230 |
| 67190 Taxes | 0 | 0 | 0 | 0 |
| Total Administrative | 25689 | 16889 | 25107 | 26345 |

GROUNDS

| | | | | |
|------------------------------|--------------|--------------|--------------|--------------|
| 65370 BJ Contract | 31728 | 21242 | 31728 | 31728 |
| 68519 Tree Care | 15500 | 11595 | 15000 | 15000 |
| 65371 Improvements/ Requests | 9831 | 10472 | 12000 | 9110 |
| Total Grounds | 57059 | 43309 | 58728 | 55838 |

BUILDING & ROADS

| | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|
| 65500 Road Repair & Maintenance | 200 | 0 | 0 | 200 |
| 65480 Snow Clearing | 13750 | 0 | 13750 | 13500 |
| 65428 Building repair & mainten. | 4000 | 11289 | 12000 | 4000 |
| Total Building & Roads | 17950 | 11289 | 25750 | 17700 |

OPERATING EXPENSES

| | | | | |
|-----------------------------|--------------|--------------|--------------|--------------|
| 65190 Exterminating | 0 | 0 | 0 | 0 |
| 67200 Insurance Premiums | 26000 | 9526 | 26000 | 26570 |
| 67240 Insurance Repairs | 1000 | 0 | 0 | 0 |
| 64506 Private Area Lighting | 4500 | 2892 | 4338 | 4500 |
| 64510 Water & Sewer | 10600 | 6000 | 10029 | 11030 |
| 66023 Tennis court | 250 | 183 | 183 | 150 |
| Total Operating | 42350 | 18601 | 40550 | 42250 |

POOL EXPENSES

| | | | | |
|----------------------------|--------------|--------------|--------------|--------------|
| 66547 Pool Contract | 17900 | 16932 | 17900 | 18675 |
| 69009 Pool Repairs | 1720 | 0 | 500 | 1000 |
| 65470 Pool Supplies | 2000 | 1964 | 2000 | 2820 |
| 63600 Telephone | 600 | 470 | 705 | 710 |
| 64500 Electricity | 2200 | 1272 | 2029 | 2100 |
| 57191E Permits | 150 | 150 | 150 | 150 |
| Total Pool Expenses | 24570 | 20788 | 23284 | 25455 |

Community Expenses

| | | | | | |
|-------|---------------------------------|------------|------------|------------|------------|
| 63900 | Miscellaneous | 200 | 0 | 200 | 200 |
| 63999 | Events | 250 | 260 | 260 | 250 |
| | Total Community Expenses | 450 | 260 | 460 | 450 |

Replacement Reserves

| | | | | | |
|-------|-----------------------|---------------|---------------|---------------|---------------|
| | Loan fee | 45012 | 21439 | 45012 | 45042 |
| 69010 | Replacement Reserves | 30900 | 20624 | 30900 | 30900 |
| | Total Reserves | 75912 | 42063 | 75912 | 75942 |
| | Total Expenses | 243980 | 153199 | 249791 | 243980 |

Fiscal 2019 Capital Budget

Pool house roof \$18,827

THORNTON WOOD CONDOMINIUM
2016-2018 Fiscal Budget - Adopted 3/30/2017

Corrected Copy 1/15/17

| | Approved Operating Fund Budgets | | Proposed |
|---------------------------------------|---------------------------------|----------------|----------------|
| | FY2016 | FY2017 | FY2018 |
| Quarterly Assessment per Unit: | \$1,250 | \$1,531 | \$1,531 |
| INCOME | | | |
| Condo fee | 198,840 | 243,800 | 243,800 |
| Miscellaneous Income | 225 | 0 | |
| Interest | 151 | 180 | 180 |
| Total Income | 199,216 | 243,980 | 243,980 |
| ADMINISTRATIVE | | | |
| 63154 Xerox/Postage | 1,600 | 2,150 | 2,000 |
| 63200 Management Fee | 20,604 | 21,222 | 21,859 |
| 63500 Audit | 1,500 | 1,500 | 1,600 |
| 63606 Robo Call | 558 | 230 | 230 |
| 67190 Taxes | 0 | 0 | 0 |
| 63910 Bank fees | 0 | 0 | 0 |
| Total Administrative | 24,262 | 25,102 | 25,689 |
| GROUNDS | | | |
| 65370 BJ Contract | 30,672 | 31,728 | 31,728 |
| 68519 Tree Care | 19,500 | 16,005 | 15,500 |
| 65371 Improvements/ Requests | 5,400 | 13,000 | 9,831 |
| Total Grounds | 55,572 | 60,733 | 57,059 |
| BUILDING & ROADS | | | |
| 65500 Road Repair & Maintenance | 2,000 | 0 | 200 |
| 65480 Snow Clearing | 13,750 | 13,750 | 13,750 |
| 65428 Building repair & mainten. | 4,500 | 4,300 | 4,000 |
| Total Building & Roads | 20,250 | 18,050 | 17,950 |
| OPERATING EXPENSES | | | |
| 65190 Exterminating | 500 | 0 | 0 |
| 67200 Insurance Premiums | 30,859 | 32,818 | 26,000 |
| 67240 Insurance Repairs (new) | | | 1,000 |
| 64506 Private Area Lighting | 3,520 | 3,900 | 4,500 |
| 64510 Water & Sewer | 8,400 | 9,400 | 10,600 |
| 65380 Grounds Infrastructure | 4,488 | 0 | 0 |
| 66023 Tennis court | 250 | 250 | 250 |
| Total Operating | 48,017 | 46,368 | 42,350 |
| POOL EXPENSES | | | |
| 66547 Pool Contract | 16,675 | 16,675 | 17,900 |
| 69009 Pool Repairs | 3,000 | 500 | 1,720 |
| 65470 Pool Supplies | 3,350 | 1,400 | 2,000 |
| 63600 Telephone | 590 | 590 | 600 |
| 64500 Electricity | 2,100 | 2,000 | 2,200 |
| 67191 Permits | 250 | 250 | 150 |

THORNTON WOOD CONDOMINIUM
2016-2018 Fiscal Budget - Adopted 3/30/2017

| | | | |
|---------------------------------|--|----------------|-----------------|
| Total Pool Expenses | 25,965 | 21,415 | 24,570 |
| | Operating Fund Approved Budgets | | Proposed |
| | 2016 | 2017 | 2018 |
| COMMUNITY EXPENSES | | | |
| 63900 Miscellaneous | 500 | 200 | 200 |
| 63999 Events | 550 | 0 | 250 |
| Total Community Expenses | 1,050 | 200 | 450 |
| Total Operating Expenses | 175,116 | 171,868 | 168,068 |
| Replacement Reserves | | | |
| Loan Service | 0 | 45,012 | 45,012 |
| 69010 Replacement Reserves | 24,100 | 27,100 | 30,900 |
| Total Reserve Assessment | 24,100 | 72,112 | 75,912 |
| Total Expenses | 199,216 | 243,980 | 243,980 |

| Reserve Fund Approved Budgets | | Proposed |
|-------------------------------|------|----------|
| 2016 | 2017 | 2018 |

| | | | |
|-----------------------------------|---------------|---------------|----------|
| Roads and Sidewalks | 15,000 | | |
| Tennis Court | 5,882 | | |
| Landscaping Replacements | 11,000 | | |
| Pool House Exterior Renovations | 5,245 | | |
| Retaining Wall--Middle Strauff | 17,570 | | |
| Perimeter Fence - 1/3 replacement | | 15,000 | |
| Street Signs | | 5,350 | |
| Seal Coating of Roads | | 7,500 | |
| Total Capital Expenses | 54,697 | 27,850 | 0 |

Note: Special Capital Projects were planned and approved mid-year and was not originally a planned expense for Fiscal Year 2016.

Special Capital Projects for FY2016
Approved 7/9/2015

FY 2016

| | |
|---|----------------|
| Repair and Sealcoat roads; remove and replace sidewalks, cubs, stairways, leadwalks, and driveways | 194,000 |
| Replace stoops (as needed) | 15,000 |
| Pool Repairs (Resurface) | 30,000 |
| Replace Street Signs | 5,000 |
| | 244,000 |