

**TERRACE IV AT HERITAGE COVE ASSOCIATION, INC.**

**2017 BUDGET**

**JANUARY 1 THRU DECEMBER 31, 2017**

**(30 UNITS)**

**INCOME**

#601 DUES FROM OWNERS 90,000.00

**TOTAL INCOME** \$ 90,000.00

**ADMINISTRATIVE EXPENSES**

#853 MANAGEMENT FEES 3,600.00

#860 ACCOUNTING SERVICES 1,800.00

#865 ANNUAL CORPORATE REPORT 62.00

#870 ANNUAL DIVISION FEE 120.00

#873.3 LEGAL FEES 400.00

#874 OFFICE EXPENSE 800.00

#877 OTHER ACCOUNTING 525.00

**TOTAL ADMINISTRATIVE EXPENSES** \$ 7,307.00

**OPERATING EXPENSES**

#885.5 LAWN/SHRUB SERVICE 4,080.00

#887.4 FERTILIZERS/PESTICIDES/HERBICIDES 2,000.00

#891 PLANT REPLACEMENT 1,200.00

#893.2 MULCH/ROCK/OTHER 1,200.00

#895 TREE TRIMMING 1,500.00

#897 IRRIGATION MAINTENANCE 1,000.00

#899 BUILDING MAINTENANCE 3,141.00

#901 JANITORIAL SERVICE 4,645.00

#903 PEST & RODENT CONTROL 500.00

#905.2 ELEVATOR SERVICE 2,760.00

#913.2 FIRE ALARM PANEL 589.00

#915.2 FIRE EXTINGUISHERS 300.00

#917.2 FIRE SPRINKLERS/BACKFLOWS 361.00

#921.2 INSURANCE (APPRAISAL) 250.00

**TOTAL OPERATING EXPENSES** \$ 23,526.00

**UTILITY EXPENSES**

#909.4 TELEPHONES 700.00

#951 ELECTRICITY 1,600.00

#953 WATER/SEWER 13,700.00

#957 TRASH REMOVAL 2,300.00

**TOTAL UTILITY EXPENSES** \$ 18,300.00

**TOTAL EXPENSES**

\$ 49,133.00

**RESERVES (OVER)**

\$ 40,867.00

**TOTAL EXPENSES & RESERVES**

\$ 90,000.00

	<b>COST PER UNIT</b>	<b>UNITS</b>	<b>MONTHLY</b>	<b>QUARTERLY</b>	<b>ANNUALLY</b>
	2016	1/30	\$ 250.00	\$ 750.00	\$ 3,000.00
	2017	1/30	\$ 250.00	\$ 750.00	\$ 3,000.00