

**ASPEN GLEN AT HOMESTEAD
2017 PROJECTION AND 2018 APPROVED BUDGET**

	Actual Jan - Aug 2017	Projection Sept-Dec 2017	Projection 2017	2017 Annual Budget	2017 Variance Projection to Budget	2018 Proposed Annual Budget	Variance Budget to Budget Dollars	%
Revenues								
Operating Assessments	42,423.63	21,211.81	63,635.44	63,635.00	0.44	63,635.00	-	0.00%
Reserve Assessments	21,716.59	10,858.29	32,574.88	32,575.00	(0.12)	32,575.00	-	0.00%
Interest Income	10.41	5.20	15.61	95.00	(79.39)	20.00	(75.00)	-78.95%
Late Fees	979.91	68.17	1,048.08	-	1,048.08	-	-	0.00%
Total Revenues	65,130.54	32,143.47	97,274.01	96,305.00	969.01	96,230.00	(75.00)	-0.08%
Operating Expenses								
Administrative Expenses								
Accounting Fees	2,945.00	1,360.00	4,305.00	4,330.00	25.00	4,305.00	25.00	0.58%
Insurance	9,973.28	4,993.72	14,967.00	14,500.00	(467.00)	15,000.00	(500.00)	-3.45%
Legal Fees	140.00	150.00	290.00	400.00	110.00	400.00	-	0.00%
Management Fees	5,200.00	2,600.00	7,800.00	7,800.00	-	7,800.00	-	0.00%
Misc Exp(Office Supplies)	553.93	500.00	1,053.93	1,310.00	256.07	1,100.00	210.00	16.03%
Web Site Maint	-	-	-	-	-	-	-	0.00%
Total Administrative Expenses	18,812.21	9,603.72	28,415.93	28,340.00	(75.93)	28,605.00	(265.00)	-0.94%
Grounds Maintenance								
Landscaping-Lawn Care	3,875.00	3,000.00	6,875.00	7,100.00	225.00	7,000.00	100.00	1.41%
Landscaping-Irrigation	3,426.64	750.00	4,176.64	2,590.00	(1,586.64)	3,000.00	(410.00)	-15.83%
Landscaping-General	3,793.04	575.00	4,368.04	4,000.00	(368.04)	4,050.00	(50.00)	-1.25%
Building Repairs & Maint	4,725.50	1,500.00	6,225.50	5,500.00	(725.50)	6,530.00	(1,030.00)	-18.73%
Snow Removal	3,007.64	1,250.00	4,257.64	3,500.00	(757.64)	4,275.00	(775.00)	-22.14%
Snow Removal-Roof	1,712.75	200.00	1,912.75	4,200.00	2,287.25	2,500.00	1,700.00	40.48%
Tree Maintenance	1,803.00	1,000.00	2,803.00	4,000.00	1,197.00	3,000.00	1,000.00	25.00%
Total Grounds Maintenance	22,343.57	8,275.00	30,618.57	30,890.00	271.43	30,355.00	535.00	1.73%
Utilities								
Water & Sewer- Irrigation	2,883.38	1,650.00	4,533.38	4,500.00	(33.38)	4,675.00	(175.00)	-3.89%
Total Utilities	2,883.38	1,650.00	4,533.38	4,500.00	(33.38)	4,675.00	(175.00)	-3.89%
Total Operating Expenses	44,039.16	19,528.72	63,567.88	63,730.00	162.12	63,635.00	95.00	0.15%
Reserve Funding	21,727.00	10,863.49	32,590.49	32,575.00	(15.49)	32,595.00	(20.00)	-0.06%
Net Operating Surplus/(Deficit)	(635.62)	1,751.26	1,115.64	-	1,115.64	-	-	0.00%