

**New Columbia Owners Association**

2016 Budget

Account	Total	January	February	March	April	May	June	July	August	September	October	November	December
<b>Owners Association Dues</b>													
4960-10-00 Dues - Partnerships	245,997	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500
4960-20-00 Dues - Homeowners	177,511	14,793	14,793	14,793	14,793	14,793	14,793	14,793	14,793	14,793	14,793	14,793	14,793
4960-30-00 Dues - Affordable Homeowners	12,635	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053
4960-60-00 Dues - Trenton Terrace	28,759	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
<b>4969-00-00 Total Owners Association Dues</b>	<b>464,901</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>
<b>4299-00-00 Net Rental Income</b>													
<b>4299-00-00 Net Rental Income</b>	<b>464,901</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>	<b>38,742</b>
<b>Non-Rental Income</b>													
4945-00-00 NSF & Late Charges	6,600	550	550	550	550	550	550	550	550	550	550	550	550
4947-00-00 Damages & Cleaning Charges	300	50	0	50	0	50	0	50	0	50	0	50	0
4955-00-00 Bad Debt Recovery	0												
4990-20-00 Interest Income - Bank Accounts	36	3	3	3	3	3	3	3	3	3	3	3	3
4989-00-00 <b>Total Non-Rental Income</b>	<b>6,936</b>	<b>600</b>	<b>550</b>	<b>600</b>	<b>550</b>	<b>600</b>	<b>550</b>	<b>600</b>	<b>550</b>	<b>600</b>	<b>550</b>	<b>600</b>	<b>550</b>
<b>4999-00-00 Total Income</b>	<b>471,837</b>	<b>39,342</b>	<b>39,292</b>	<b>39,342</b>	<b>39,292</b>	<b>39,342</b>	<b>39,292</b>	<b>39,342</b>	<b>39,292</b>	<b>39,342</b>	<b>39,292</b>	<b>39,342</b>	<b>39,292</b>
<b>Payroll</b>													
5601-10-00 Manager Salary & Wages	6,638	545	545	545	545	545	545	561	561	561	561	561	561
5601-20-00 Assistant Manager Salary & Wages	17,130	1,406	1,406	1,406	1,406	1,406	1,406	1,449	1,449	1,449	1,449	1,449	1,449
5610-10-00 All Admin Payroll Taxes	5,229	429	429	429	429	429	429	442	442	442	442	442	442
5611-10-00 All Admin Employee Benefits	3,132	261	261	261	261	261	261	261	261	261	261	261	261
5612-10-00 All Admin Workers Compensation	105	9	9	9	9	9	9	9	9	9	9	9	9
<b>5619-99-00 Total Outside Administrative Payroll Expenses</b>	<b>32,233</b>	<b>2,650</b>	<b>2,650</b>	<b>2,650</b>	<b>2,650</b>	<b>2,650</b>	<b>2,650</b>	<b>2,722</b>	<b>2,722</b>	<b>2,722</b>	<b>2,722</b>	<b>2,722</b>	<b>2,722</b>
<b>Maintenance Payroll Expenses</b>													
5621-10-00 Maintenance Salary & Wages	0	0	0	0	0	0	0	0	0	0	0	0	0
5621-30-00 Groundskeeper Salary & Wages	31,278	2,568	2,568	2,568	2,568	2,568	2,568	2,645	2,645	2,645	2,645	2,645	2,645
5630-10-00 All Maint Payroll Taxes	6,881	565	565	565	565	565	565	582	582	582	582	582	582
5631-10-00 All Maint Employee Benefits	6,252	521	521	521	521	521	521	521	521	521	521	521	521
5632-10-00 All Maint Workers Compensation	1,670	137	137	137	137	137	137	141	141	141	141	141	141
<b>5639-99-00 Total Outside Maintenance Payroll Expenses</b>	<b>46,081</b>	<b>3,791</b>	<b>3,791</b>	<b>3,791</b>	<b>3,791</b>	<b>3,791</b>	<b>3,791</b>	<b>3,889</b>	<b>3,889</b>	<b>3,889</b>	<b>3,889</b>	<b>3,889</b>	<b>3,889</b>
<b>5999-00-00 Total Labor Expense</b>	<b>78,315</b>	<b>6,441</b>	<b>6,441</b>	<b>6,441</b>	<b>6,441</b>	<b>6,441</b>	<b>6,441</b>	<b>6,611</b>	<b>6,611</b>	<b>6,611</b>	<b>6,611</b>	<b>6,611</b>	<b>6,611</b>
<b>Administrative Expense</b>													
6030-20-00 Audit Expense	2,000	0	0	0	0	2,000	0	0	0	0	0	0	0
6055-09-00 Software	6,504	542	542	542	542	542	542	542	542	542	542	542	542
6043-00-00 Bad Debt Expense	0												
6045-00-00 Bank Charges	60	0	10	0	10	0	10	0	10	0	10	0	10
6062-00-00 Courtesy Patrol/Protective Services	53,088	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424
6087-00-00 Legal Expense	3,000	250	250	250	250	250	250	250	250	250	250	250	250
6093-00-00 Office Supplies/Postage/Printing	900	75	75	75	75	75	75	75	75	75	75	75	75
6095-00-00 Other Administrative Expense	1,032	86	86	86	86	86	86	86	86	86	86	86	86
6097-00-00 Other Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	0
6105-00-00 Outside Management Fees	22,272	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856
<b>6199-00-00 Total Administrative Expense</b>	<b>88,856</b>	<b>7,233</b>	<b>7,243</b>	<b>7,233</b>	<b>7,243</b>	<b>9,233</b>	<b>7,243</b>	<b>7,233</b>	<b>7,243</b>	<b>7,233</b>	<b>7,243</b>	<b>7,233</b>	<b>7,243</b>
<b>Tenant Services</b>													
6310-00-00 Water	59,000	12,000	0	0	7,500	0	0	7,500	0	0	32,000	0	0
6312-00-00 Electricity	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
<b>6399-00-00 Total Utilities</b>	<b>71,000</b>	<b>13,000</b>	<b>1,000</b>	<b>1,000</b>	<b>8,500</b>	<b>1,000</b>	<b>1,000</b>	<b>8,500</b>	<b>1,000</b>	<b>1,000</b>	<b>33,000</b>	<b>1,000</b>	<b>1,000</b>
<b>Routine Maintenance</b>													
<b>Maintenance Materials</b>													
6420-08-00 Maint Mtrls- Furniture	210	35	0	35	0	35	0	35	0	35	0	35	0
<b>Maintenance Contracts &amp; Services</b>													
6430-55-00 Maint Contracts - Landscape	215,604	18,144	17,334	16,553	19,661	21,256	20,623	18,181	19,110	17,811	17,071	16,785	13,075
6430-58-00 Maint Contracts - Misc.	0												
<b>6430-99-00 Total Maint Contracts &amp; Services</b>	<b>215,814</b>	<b>18,144</b>	<b>17,334</b>	<b>16,553</b>	<b>19,661</b>	<b>21,256</b>	<b>20,623</b>	<b>18,181</b>	<b>19,110</b>	<b>17,811</b>	<b>17,071</b>	<b>16,785</b>	<b>13,075</b>
<b>General Expenses</b>													
6610-10-00 Insurance - General Liability & Property	6,484	535	535	535	535	535	535	535	535	551	551	551	551

6610-50-00	Insurance - Errors & Omissions	0	0	0	0	0	0	0	0	0	0	0	0	0
8799-00-00	<b>Total Expenses</b>	460,469	45,388	32,553	31,797	42,380	38,500	35,842	41,095	34,499	33,241	64,476	32,216	28,480
8999-00-00	<b>Net Income (Loss)</b>	11,332	(6,047)	6,739	7,544	(3,089)	842	3,449	(1,753)	4,793	6,101	(25,184)	7,126	10,812
	<b>Projected Operating Cash Balance</b>	7,018	971	7,710	15,254	12,165	13,007	16,456	14,703	19,496	25,596	412	7,538	18,350
														Year End Balance
	<b>Non- Recurring Expenses</b>													
6910-04-00	Exterior Building Improvements	0												
6910-06-00	Reserve Study for 2016	4,500						4,500						
6910-10-00	Landscaping Upgrade and Sand Filter Maintenance	58,703	5,069	4,259	3,478	6,586	8,181	7,548	5,106	6,035	4,736	3,996	3,710	-
6910-12-00	Pavement & Walkways	0						0						
6959-00-00	<b>Total Non-Recurring Expense</b>	63,203	5,069	4,259	3,478	6,586	8,181	7,548	9,606	6,035	4,736	3,996	3,710	0
4960-70-00	<b>Dues - Replacement Reserve Deposits</b>	92,907	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742
	Replacement Reserve Distributions	(63,203)	(5,069)	(4,259)	(3,478)	(6,586)	(8,181)	(7,548)	(9,606)	(6,035)	(4,736)	(3,996)	(3,710)	0
	<b>Total After Reserve Deposits/Distribution</b>	29,703	2,673	3,484	4,264	1,156	(438)	194	(1,864)	1,708	3,006	3,746	4,032	7,742
	<b>Projected Reserve Cash Balance</b>	30,709	33,382	36,866	41,130	42,286	41,848	42,042	40,178	41,886	44,892	48,638	52,670	60,412
														Year End Balance

9/2015 Balances	
Operating Account	\$ 45,794.64
Replacement Reserve	\$ 61,700.00
	\$ 107,494.64
Accounts Payable	\$ 81,783.58
Remaining Balance	\$ 25,711.06