

Proposed 2017 Budget – November 30, 2016

	Budget 2016	Projected 2016	Budget 2017	2017 Assumptions
Corporate Annual Report Fee/Dues	75	61	61	Fixed amount
Gate/Telephone- Guardhouse/Camera Insurance	2,976	3,452	3,675	Average (xMin,Max)
	1,473	1,460	2,100	Assume 3% increase over 2016 expected; fidelity bond; property insurance
Irrigation & Well/Water	2,602	2,924	2,460	Average (xMin,Max)
Lawn Maintenance	12,600	11,510	14,750	2016 = \$200/month for Retention Pond (bi-weekly) +\$700 for semi-annual seeding
Legal/Accounting/Bank/Professional	2,515	3,931	10,000	Rewrite of Governing Documents
Pest Control & Fertilization	1,276	1,595	1,475	Average (xMin,Max)
Postage/P O Box	157	85	85	Average (xMin,Max)
Road Repairs/Reserves	2,000	2,000	3,000	New level of Funding
Sidewalk repair/replace	2,500	2,500	2,500	Sidewalks repaired every other year for \$5,000
Utilities - Electric	17,350	15,492	16,450	Average over past 4 years
Total Required	\$ 45,524	\$ 45,010	\$ 56,556	
Partial use of Emergency Fund Increase from 2016			(9,000)	
Emergency Fund	16	10,144	650	New level of Funding
Fountain	200	300	500	Average (xMin,Max)
Painting	500	-	150	Average (xMin,Max)
Wall & Lighting	700	-	9,900	Average (xMin,Max) + \$9,000 for Special Repair
Flowers, Tree & Palm Care	2,900	1,470	2,250	Average (xMin,Max)
Retention Pond	2,560	4,477	2,250	Assume \$9,000 needed every 4 years
Hospitality, Decorations	450	439	260	Average (xMin,Max)
Miscellaneous	550	226	534	Average (xMin,Max)
Total Discretionary	7,876	17,055	7,494	
Grand Total	<u>\$ 53,400</u>	<u>\$ 62,065</u>	<u>\$ 64,050</u>	

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