Hickory Woods Condominium Association				
Year - 2016				
	2015 Budget	2015 Actual	2016 Budget	2017 Projection
Revenue ($206/month/fee)		$91,487	$160,259	$242,256
Expenses				
Clubhouse Septic	$175	$0	$0	$175
Snow Removal	$25,000	$27,960	$36,000	$45,000
Landscaping	$40,000	$27,950	$58,410	$75,000
Spring & Fall Cleanup				
Fertilization				
Lawn Maintenance				
Sprinkler Sartup & Winterization				
Tree & Shrub Pruning				
Clubhouse Utilities	$5,000	$557		$10,000
Gas			$2,400	
Water			$2,700	
Electric			$4,200	
Property Maintenance	$1,000		$1,000	$2,000
Seasonal Flowers				
Sod & Grass Repairs				
Front Entrance Watering		$1,910	$2,000	$2,000
Street Light Utilities	$720	Included in clubhouse electric	$0	$0
Hydrants	$4,260	$11,562	$11,280	$11,280
Clubhouse Maintenance	$5,000	$0	$2,500	$4,000
Sprinkler				
Electric service				
Plumbing				
Pool Table Service				
Elevator Inspection Fee			$650	$650
Painting				
Fitness Machine Service			$335	$335
Cleaning Service		$1,314	$10,920	$15,000
HVAC				
Extingishers				$100
TV Service				
Water bubbler		$185.56	$804	$950

Tennis Court Maintenance	$1,000	$0	$0	$0
Boccie Court & Driving Range Maintenance	$1,000	$0	$0	$0
Clubhouse Supplies				
Toilet Paper, paper towels, cleaning products	$600	$60	$600	$800
Clubhouse Management	$2,080	$0	$0	$0
4 Hours per week Newsletter & Activities				
Management Fees	$35,000	$35,000	$35,000	$25,000
Legal & Accounting	$850	$300	$300	$1,000
Tax Returns				
Annual Report	$25	$25	$25	$25
Insurance	$5,200	$5,814	$5,814	$5,814
Property Insurance				
Liability Insurance				
Telephone	$1,415	$199	$972	$972
Fax				
Alarms				
Misc				
Bank service charge		$176.15		$1,000
Total Expenses	**$128,325**	**$113,013**	**$175,910**	**$201,101**
Shortfall/surplus		$21,526	$15,651	$41,155
Capital Reserve ($912 as of 12-31-2014) $19 [per month per fee)	$7,068	$8,094	$16,283	$22,344
Developer Expense - Models				
4 driveways @ $456 per driveway		$1,828	$1,720	$0
4 Lawns @ $770 per lawn		$3,080	$3,080	$0
Developer Contribution Unsold Lots		$30,302	$11,488	$0
Shortfall/surplus after Developer contributions		$13,684	$637	N/A
Reserve Analysis				
Capital Reserve Through 2016	$25,289			
2 Month Reserve Through 2016	$44,100			
Developer contribution excess 2015 & 2016	$14,321			
Total	$83,710			