

# Sherwood Condominium Assoc. Inc.

## Monthly and Annual Budgets 2019

Annual	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19
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### Revenues

Special Assessment													
Monthly Dues	288,804	24,067	24,067	24,067	24,067	24,067	24,067	24,067	24,067	24,067	24,067	24,067	24,067
Interest Income													
Laundry Income	500	42	42	42	42	42	42	42	42	42	42	42	38
Fines													
Late fee-Nsf Charges	850	71	71	71	71	71	71	71	71	71	71	71	69
Returned Check Charges													
Misc Income													
<b>Total - Revenues</b>	<b>290,154</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,180</b>	<b>24,174</b>

### Expenses

<b>Operating Expenses</b>													
Accounting Fees	375		375										
Administration Costs	1,800	150	150	150	150	150	150	150	150	150	150	150	150
Bad Debt													
Electric	42,500	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,538
Fence Repair/Replacement	1,500	125	125	125	125	125	125	125	125	125	125	125	125
General Mx and Repair	10,000	833	833	833	833	833	833	833	833	833	833	833	837
Gutter Repair	3,500	292	292	292	292	292	292	292	292	292	292	292	288
HVAC Repair	4,000	333	333	333	333	333	333	333	333	333	333	333	337
Insurance Property/Liability	46,500	3,045	3,045	3,045	3,045	13,000	3,045	3,045	3,045	3,045	3,045	3,045	3,050
Landscaping	1,000	83	83	83	83	83	83	83	83	83	83	83	87
Legal Expense	3,000	250	250	250	250	250	250	250	250	250	250	250	250
**Legal Reimb	(2,000)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(163)

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	Annual	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19
Lawn Contract	12,500	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038
Light (Electric) Maint/Repair	1,000	83	83	83	83	83	83	83	83	83	83	83	87
Management Fees	12,600	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
Mailbox Repairs	451	38	38	38	38	38	38	38	38	38	38	38	33
Office Phone													
Plumbing	3,500	292	292	292	292	292	292	292	292	292	292	292	288
Pest Control/Wildlife Mitigation	1,200				250	250	250	250	200				
Roof Repair	2,000	167	167	167	167	167	167	167	167	167	167	167	163
Snow Removal	5,000	1,500	1,000	1,000									1,500
Sprinkler Repair	1,150			150	150	150	150	150	150	250			
Stairs Repair/Maintenance													
Storm Water Fee													
Taxes - Federal/State/Property													
Trash	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375
Water / Gas	74,774	6,231	6,231	6,231	6,231	6,231	6,231	6,231	6,231	6,231	6,231	6,231	6,233
Tree Maintenance	2,300	192	192	192	192	192	192	192	192	192	192	192	188
<b>TOTAL Operating Expenses</b>	<b>245,150</b>	<b>20,456</b>	<b>20,331</b>	<b>20,106</b>	<b>19,356</b>	<b>29,311</b>	<b>19,356</b>	<b>19,356</b>	<b>19,306</b>	<b>19,206</b>	<b>18,956</b>	<b>18,956</b>	<b>20,454</b>
<b>Reserve Funding</b>													
Reserve Allocation Consolidated	45,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
<b>TOTAL Reserve Funding</b>	<b>45,000</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>
<b>Total - Expenses</b>	<b>290,150</b>	<b>24,206</b>	<b>24,081</b>	<b>23,856</b>	<b>23,106</b>	<b>33,061</b>	<b>23,106</b>	<b>23,106</b>	<b>23,056</b>	<b>22,956</b>	<b>22,706</b>	<b>22,706</b>	<b>24,204</b>
<b>Net Income</b>	<b>4</b>	<b>(26)</b>	<b>99</b>	<b>324</b>	<b>1,074</b>	<b>(8,881)</b>	<b>1,074</b>	<b>1,074</b>	<b>1,124</b>	<b>1,224</b>	<b>1,474</b>	<b>1,474</b>	<b>(30)</b>