

**The Legends at Aberdeen  
2017 Budget**

	<b>2017 Budget</b>	\$ per unit per month	comments
<b>REVENUE</b>			
540000 Maintenance fee income - operations	227,960	197.88	
540001 Master Association fee	34,560	30.00	
530000 Maintenance Reserve income	<u>37,000</u>	32.12	
TOTAL REVENUE	<u>299,520</u>	260.00	
Less Reserve Contribution	<u>(37,000)</u>		
Total Operating Income	<u>262,520</u>		
<b>Expenses:</b>			
631100 Office expense	1,500	1.30	postage, copies, coupons + reprint rules 2017
631101 Recording Fee	500	0.43	preparation of meeting minutes @\$50/each
632001 Master Association fees	34,560	30.00	same
632000 Management fees	20,160	17.50	same
634000 Legal	3,000	2.60	service option + add'l legal review
635000 Accounting	360	0.31	CPA tax prep only in 2017
637000 Bad Debt	3,000	2.60	possibility of loss due to foreclosure
645000 Electricity	1,900	1.65	timers and irrigation control clock
645100 Water for Irrigation	15,000	13.02	
646200 Exterminating	1,000	0.87	as needed
647100 Snowplowing	31,000	26.91	Timperio Roofing contract + snow relocation
652000 Sprinkler System	6,000	5.21	start-up, repairs & winterizing
652200 Grounds Contract	46,499	40.36	Ianiro contract
652202 Landscape Extras & Tree work	8,000	6.94	replacement plants, trees or seeding
652203 Fertilization - lawns,	8,600	7.47	4 application weed & feed + grub control
652204 Mulch	15,930	13.83	Mulch all beds
652205 Fertilization - trees & shrubs	2,600	2.26	Fertilization and pest control applications
654800 Plumbing/ Sewer/ drainage	3,000	2.60	backflow + allowance for drainage
656900 Special Projects	1,500	1.30	Master Valve for irrigation system
654900 Maintenance	8,000	6.94	numerous doorframe repairs needed
654901 Gutter cleaning	3,600	3.13	spring and fall
654905 Heat Cable or roof snow remov.	3,500	3.04	additional cables or service needed to cables
655201 Roof repairs	1,000	0.87	for any non-warranty issue
655203 Siding/ column repairs	3,000	2.60	column replacement can come from reserves
656500 Stone repairs	2,000	1.74	seal phase 3 cap stones/ other repairs
656400 Concrete maintenance	4,000	3.47	lifting and caulking
656300 Painting	3,500	3.04	shutters
666200 Contingency	1,521	1.32	unforeseen
671200 Income Tax	140	0.12	required on interest income
672100 Industrial Insurance	150	0.13	
672000 Insurance	<u>28,000</u>	24.31	Casualty, liability & fidelity policies
Total Operating Expenses	<u>262,520</u>		